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1 Commissioner Gucciardo?
 2 COMMISSIONER GUCCIARDO: Here.
 3 MS. O'NEILL: Commissioner Lewis?
 4 COMMISSIONER LEWIS: Present.
 5 MS. O'NEILL: Commissioner Amatuazzo?
 6 COMMISSIONER AMATUZZO: Here.
 7 MS. O'NEILL: Commissioner Gunther?
 8 COMMISSIONER GUNTHER: Here.
 9 MS. O'NEILL: Commissioner Garriga?
 10 COMMISSIONER GARRIGA: Here.
 11 MS. O'NEILL: Commissioner Cronin?
 12 COMMISSIONER CRONIN: Here.
 13 MS. O'NEILL: Vice Chair Sandkamp?
 14 COMMISSIONER SANDKAMP: Here.
 15 MS. O'NEILL: And Chairman Blazak?
 16 CHAIRMAN BLAZAK: Here.
 17 MS. O'NEILL: Okay. Staff notes there are
 18 eight members of the Commission in attendance
 19 tonight. Five affirmative votes are needed for a
 20 certificate of appropriateness.
 21 Next item up are approval of minutes. So
 22 we have three sets of minutes for this meeting.
 23 We'll obviously do votes on them individually.
 24 Prior to the vote, I'll just make a note if you were
 25 not here at that meeting. If you were not here and

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1 COMMISSIONER GARRIGA: Aye.
 2 MS. O'NEILL: All right. Commissioner
 3 Cronin?
 4 COMMISSIONER CRONIN: Abstain.
 5 MS. O'NEILL: Commissioner Sakong is
 6 absent, Commissioner Stango is absent, and
 7 Commissioner Gordon is absent.
 8 Vice Chair Sandkamp?
 9 COMMISSIONER SANDKAMP: Aye.
 10 MS. O'NEILL: And Chairman Blazak?
 11 CHAIRMAN BLAZAK: Abstain.
 12 MS. O'NEILL: There are six affirmative
 13 votes, no nays and two abstentions. The minutes
 14 from October 3rd are approved.
 15 Okay. Moving on to October 24th, are
 16 there any changes, corrections, anything like
 17 that?
 18 All right. Hearing none, Commissioner
 19 Gucciardo was not present at this meeting.
 20 COMMISSIONER SANDKAMP: I'll make a motion
 21 to approve.
 22 MS. O'NEILL: Sandkamp. Okay.
 23 COMMISSIONER LEWIS: Second.
 24 MS. O'NEILL: Commissioner Gunther?
 25 COMMISSIONER GUNTHER: Aye.

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1 you did not review the minutes or you didn't review
 2 the minutes at all, just abstain. There's three
 3 months' worth of minutes, so...
 4 The first one up is the minutes of October
 5 3rd. Commissioners Lewis, Cronin and Chairman
 6 Blazak were absent.
 7 Staff recommendation, of course, is to
 8 approve the minutes. If anyone has any changes or
 9 corrections, I don't know if anyone does. Should
 10 have asked that ahead of time.
 11 COMMISSIONER GUCCIARDO: Motion to
 12 approve.
 13 COMMISSIONER SANDKAMP: I'll second that.
 14 MS. O'NEILL: All right. Sandkamp. All
 15 right.
 16 Commissioner Amatuazzo?
 17 COMMISSIONER AMATUZZO: Aye.
 18 MS. O'NEILL: Commissioner Gucciardo?
 19 COMMISSIONER GUCCIARDO: Aye.
 20 MS. O'NEILL: Commissioner Gunther?
 21 COMMISSIONER GUNTHER: Aye.
 22 MS. O'NEILL: Commissioner Lewis?
 23 COMMISSIONER LEWIS: I read them so aye.
 24 MS. O'NEILL: Great.
 25 Commissioner Garriga?

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1 MS. O'NEILL: Commissioner Garriga?
 2 COMMISSIONER GARRIGA: Aye.
 3 MS. O'NEILL: Commissioner Cronin?
 4 COMMISSIONER CRONIN: Aye.
 5 MS. O'NEILL: Commissioner Gucciardo?
 6 COMMISSIONER GUCCIARDO: Abstain.
 7 MS. O'NEILL: Commissioner Lewis?
 8 COMMISSIONER LEWIS: Aye.
 9 MS. O'NEILL: Commissioner Amatuazzo?
 10 COMMISSIONER AMATUZZO: Aye.
 11 MS. O'NEILL: Commissioner Sakong is
 12 absent. Commissioner Stango is absent.
 13 Commissioner Gordon is absent.
 14 Commissioner Sandkamp?
 15 COMMISSIONER SANDKAMP: Aye.
 16 MS. O'NEILL: And Chairman Blazak?
 17 CHAIRMAN BLAZAK: Aye.
 18 MS. O'NEILL: Okay. There are seven
 19 affirmative votes, no nays and no abstentions. The
 20 minutes from October 24th are approved.
 21 And on to November 14th, so this is last
 22 meeting. Changes, corrections, anything like that?
 23 All right. Hearing none, Commissioner
 24 Gucciardo was absent and Chairman Blazak was absent
 25 at this meeting.

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1 COMMISSIONER AMATUZZO: Motion to approve.
 2 COMMISSIONER LEWIS: Second.
 3 MS. O'NEILL: Okay. Commissioner Garriga?
 4 COMMISSIONER GARRIGA: Aye.
 5 MS. O'NEILL: Commissioner Cronin?
 6 COMMISSIONER CRONIN: Aye.
 7 MS. O'NEILL: Commissioner Gucciardo?
 8 COMMISSIONER GUCCIARDO: Abstain.
 9 MS. O'NEILL: Commissioner Gunther?
 10 COMMISSIONER GUNTHER: Aye.
 11 MS. O'NEILL: Okay. Commissioner
 12 Amatuzzo?
 13 COMMISSIONER AMATUZZO: Aye.
 14 MS. O'NEILL: Commissioner Lewis?
 15 COMMISSIONER LEWIS: Aye.
 16 MS. O'NEILL: Okay. Commissioner Sakong
 17 is absent. Commissioner Stango is absent.
 18 Commissioner Gordon is absent.
 19 Vice Chair Sandkamp?
 20 MS. O'NEILL: Vice Chair Sandkamp?
 21 COMMISSIONER SANDKAMP: Aye.
 22 MS. O'NEILL: And Chairman Blazak?
 23 CHAIRMAN BLAZAK: Abstain.
 24 MS. O'NEILL: Okay. We have six
 25 affirmative votes, no nays and two abstentions.

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1 of "ayes" heard.)
 2 MS. O'NEILL: Great. All right. Looks
 3 like we're up to our first old business case.
 4 CHAIRMAN BLAZAK: All right. Do you want
 5 me to announce it or is this the one -- okay. I'll
 6 announce it first. This is 8.A. This is Case
 7 H21-171, Stephen Joseph, Esquire, on behalf of
 8 Corine Carlson and Lindsey McKenna Carlson, owners.
 9 This is 294 Fourth Street, Block 11204, Lot 3 in the
 10 Harsimus Cove Historic District.
 11 This is for a certificate of
 12 appropriateness for the construction of a rooftop
 13 addition at rear yard garage that is visible from
 14 the public right-of-way, at an altered,
 15 contributing, Greek revival mixed-use building in
 16 the Harsimus Cove Historic District, built circa
 17 1860.
 18 This is a recommendation to the Jersey
 19 City Zoning Board of Adjustment and is carried from
 20 the October 3rd, 2022 regular HPC meeting.
 21 Now, I know, I'll just announce, Megan,
 22 you sent the transcript around this afternoon from
 23 October 3rd and I wasn't able to review it this
 24 afternoon. So I'll have to then, I suppose, recuse
 25 myself from this case since I wasn't able to review

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1 Minutes from November 24th are approved. I
 2 promise never to do that many minutes in a meeting
 3 again.
 4 All right. Moving on to the agenda,
 5 correspondence. Like usual, all applications,
 6 copies of correspondence, anything like that, are
 7 linked on tonight's agenda.
 8 For announcements, the only announcement
 9 staff has is that 218 Fifth Street, which is Case
 10 9.A, has requested to carry to the next available
 11 HPC meeting or a date uncertain, so we will not be
 12 hearing them this evening.
 13 Other than that, we can move on to open
 14 public comments. If there are any members of the
 15 public in attendance tonight who would like to speak
 16 regarding matters of historic preservation that are
 17 not on tonight's agenda, please use the "raise hand"
 18 function at the bottom of the screen. If you're on
 19 the phone, alternatively, you can press *9.
 20 Staff sees no hands raised and recommends
 21 a motion to open and close public comment.
 22 COMMISSIONER SANDKAMP: Motion, Sandkamp.
 23 COMMISSIONER AMATUZZO: Second.
 24 MS. O'NEILL: All in favor?
 25 (Whereupon, a voice vote was taken; chorus

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1 that in time.
 2 MS. O'NEILL: Okay. And I know
 3 Commissioner Cronin was also not able to review the
 4 transcript.
 5 Commissioner Lewis, did you have the time?
 6 I know I sent it kind of last minute.
 7 COMMISSIONER LEWIS: I did review it.
 8 MS. O'NEILL: Oh, great. Okay.
 9 Stephen, are you okay with Kellie voting
 10 as long as she affirms she read --
 11 MR. JOSEPH: Absolutely.
 12 MS. O'NEILL: Great.
 13 All right. So, Brian, did you want to
 14 recuse yourself or did you just want to abstain from
 15 voting?
 16 CHAIRMAN BLAZAK: It doesn't matter
 17 procedurally either way.
 18 MS. O'NEILL: I don't believe so.
 19 CHAIRMAN BLAZAK: Okay. I'll just
 20 abstain. I'll just mute and turn my camera off and
 21 rejoin after this item.
 22 MS. O'NEILL: Okay, great.
 23 MR. JOSEPH: All right. For the record,
 24 Stephen Joseph for the applicant. This was carried
 25 from the last hearing. Just to refresh the Board's

1 memory a little bit, there's an existing house and
2 then there's a garage in the back adjacent to an
3 alleyway. Nothing is being proposed as part of the
4 main house. That is a separate project, separate
5 application. The architect and myself are not
6 involved in that. This is just a second-story
7 addition to the existing garage.

8 There were some questions about not
9 whether the addition's visible, it is visible, but
10 we did a mock-up. The Board was asking for a
11 mock-up to show what it's going to look like from
12 the alleyway. Will did that with the contractor. I
13 believe there were some photos. I think Will put
14 the photos in a package that's just a little more
15 presentable, so we'll enter that into evidence as an
16 exhibit.

17 But, Will, why don't we get you sworn in
18 and you'll share that for everybody.

19 WILLIAM WECKENMANN,
20 having been duly sworn by the Board attorney, was
21 examined and testified as follows:

22 THE REPORTER: And if you could state and
23 spell your full name for the record, please.

24 THE WITNESS: Sure. It's William
25 Weckenmann. Last name is spelled

1 W-E-C-K-E-N-M-A-N-N.

2 THE REPORTER: Thank you.

3 THE WITNESS: Thank you.

4 MS. O'NEILL: You should be able to share
5 your screen, Will.

6 THE WITNESS: How's that?

7 MS. O'NEILL: Yep, we can see.

8 THE WITNESS: Okay. Perfect.

9 I won't go through the presentation in
10 full again. However, if there are any questions on
11 what we previously presented, I'm happy to answer
12 them. So I'm just going to skip to the last page,
13 which is Sheet A-104.

14 MR. JOSEPH: Yes. So this is what we will
15 enter as an exhibit, Sheet A-104. It's photos that
16 were previously submitted, just incorporated into a
17 PowerPoint presentation.

18 (Whereupon, exhibit is presented and
19 marked Exhibit A-4 into evidence.)

20 THE WITNESS: So we went back out to the
21 project site and we took a series of photographs
22 from Coles Street which is where this will be
23 visible. The first photo on the left was taken from
24 the opposite side of the street up against the
25 neighboring building. So this is as far back as you

1 can see it from Coles Street.

2 We have the original photos on the bottom
3 and the proposed photo of the improvements is the
4 upper photo. So the proposed addition is this gray
5 structure here, most of which is obliquely visible
6 and is blocked by the other garage structures on the
7 block.

8 We also took another photo a little bit
9 closer looking down the alley where you can actually
10 see a little bit more of the proposed addition. So
11 this is -- this is a view of the rear and the side
12 of the structure as visible from the sidewalk on
13 Coles Street.

14 And what we did to merge these photos is
15 we modeled the garage, the addition and the adjacent
16 structures and then we overlaid them and adjusted
17 the perspective onto the existing photo.

18 So it's a fairly accurate representation
19 of what this will look like.

20 MR. JOSEPH: And, Will, again, the photos
21 on the bottom, those are the original photos?

22 THE WITNESS: The photos on the bottom are
23 the original and the top photos are what the
24 proposed structure would look like.

25 So, again, it's fairly straightforward and

1 I'm happy to answer any questions.

2 MS. O'NEILL: Thanks, Will.

3 THE WITNESS: Thank you.

4 COMMISSIONER SANDKAMP: Members of the
5 Commission, do we have any questions?
6 Maggie, am I the Acting Chair for this
7 application?

8 MS. O'NEILL: Sure.

9 COMMISSIONER SANDKAMP: Okay.

10 COMMISSIONER AMATUZZO: If I recall
11 properly, weren't there discussions about materials
12 as well or window fenestration? Were there other
13 things that the Board presented or requested besides
14 the mock-up?

15 MS. O'NEILL: No, the Board requested -- I
16 don't believe we actually got as far as discussing
17 the materials and window fenestration. I believe
18 the Board didn't want to progress forward in hearing
19 the application until they could see what the
20 visibility was like on Coles Street.

21 COMMISSIONER GUCCIARDO: Understood.
22 Thank you.

23 COMMISSIONER AMATUZZO: I have a question.
24 Is the color that we're seeing for the proposed
25 addition close to accurate for the stucco color that

1 you've chosen?
 2 THE WITNESS: Yeah, it's reasonably
 3 accurate. We're proposing a gray corrugated metal
 4 with vertical siding. So this is the color here.
 5 We tried to match it as closely as possible and then
 6 adjust for the current lighting conditions when we
 7 were out there, so...
 8 MR. JOSEPH: And, Will, the rendering
 9 obviously doesn't show the texture of the corrugated
 10 metal. It's just a similar color.
 11 THE WITNESS: Yeah. It's --
 12 MR. JOSEPH: Well, there's some texture in
 13 there. It's hard to see.
 14 THE WITNESS: Yeah. It's so far back you
 15 lose some of the detail when you start to get far
 16 away. But you can see it slightly here.
 17 Again, we like the metal because we felt
 18 it was -- obviously this is a very utilitarian area
 19 and we felt that it contrasted nicely with the
 20 masonry base of the existing garage structure.
 21 COMMISSIONER SANDKAMP: Will, can you say
 22 approximately what that distance is to the sidewalk
 23 from the near edge of that addition?
 24 THE WITNESS: So from this corner to Coles
 25 Street?

1 of "ayes" heard.)
 2 MS. O'NEILL: Okay.
 3 COMMISSIONER SANDKAMP: Maybe go to staff
 4 comments, Maggie?
 5 MS. O'NEILL: Okay. All right. So for
 6 staff comments, this is admittedly kind of a tricky
 7 application because our guidelines are pretty
 8 visible that any type of additions, whether it be a
 9 rooftop addition, rear yard addition, a simultaneous
 10 rooftop and rear yard addition, should not be
 11 visible from the public right-of-way.
 12 So I'm just going to scroll down to staff
 13 comments here. That being said, the alley -- this
 14 alley in particular has a pattern of development
 15 where there are a number of second-story additions
 16 on top of these garages, previous carriage houses.
 17 So it's not out of the vernacular of the
 18 neighborhood to have additions like this. And due
 19 to the nature of the alley, all of these
 20 second-story additions are visible.
 21 This one is visible from Coles Street.
 22 There is one directly across the alley from it that
 23 is also a second-story addition. I will be honest
 24 here and say I don't think it's currently accessible
 25 by humans because it's not safe in any way, shape or

1 COMMISSIONER SANDKAMP: Yeah.
 2 THE WITNESS: Let me see. Let me go back
 3 to the site plan. It's approximately 50 feet.
 4 COMMISSIONER SANDKAMP: Fifty. Okay.
 5 THE WITNESS: It's the third one in from
 6 the end, so...
 7 MS. O'NEILL: Are there any additional
 8 questions from Commissioners or do we want to move
 9 into public comment or staff comment? This would be
 10 on the application as a whole.
 11 COMMISSIONER SANDKAMP: I think we should
 12 open it up to public comment, Maggie.
 13 MS. O'NEILL: Okay.
 14 COMMISSIONER SANDKAMP: So if there's
 15 anyone from the public who is on this call who would
 16 like to ask a question about this application,
 17 please use the "raise hand" function or if you're on
 18 your phone, please use the *9 function.
 19 MS. O'NEILL: Okay. Staff sees no member
 20 of the public with their hands raised and recommends
 21 a motion to open and close public comment.
 22 COMMISSIONER GUCCIARDO: Motion.
 23 COMMISSIONER LEWIS: Second.
 24 MS. O'NEILL: All in favor?
 25 (Whereupon, a voice vote was taken; chorus

1 form, but it exists. It is there. It is directly
 2 across the alley; however, it is blocked by the
 3 building facing Coles Street.
 4 In this particular block, there's also no
 5 rear setback variances to be worried about here
 6 because essentially there is no rear yard setback
 7 because all of these carriage houses, garages, abut
 8 the property line.
 9 Staff really doesn't take any exception to
 10 the modern materials that are proposed in this case.
 11 Like Stephen and Will said, it is primarily
 12 utilitarian back there. There are a variety of
 13 different material, some of which were approved by
 14 the Commission; some of which have been on those
 15 buildings since they were constructed; some of which
 16 are some time period in between. There's a mixture
 17 of uses. Alleys are primarily utilitarian in
 18 nature. We're okay with the modern materials in
 19 this case.
 20 So the Commission can kind of go one of
 21 two ways on this. The Commission could vote to
 22 approve the application with conditions and these
 23 would be our standard conditions in this case. You
 24 know, the proposed landscaping to conform to
 25 forestry standard. Any exterior lights, which in

1 this case are only proposed facing their rear yard,
2 so there's nothing facing the alley. It's only
3 stuff facing the rear yard. Those should still be
4 downcast and minimal in nature.

5 And just that we would like to see all of
6 the construction documents prior to permitting.

7 Alternatively, if the Commission finds
8 that the proposal here is not appropriate for this
9 particular block, there are a number of different
10 parts of our ordinance that the Commission could
11 choose to deny this under.

12 At this point, staff could see a valid
13 argument for both. And if the Commission is looking
14 to deny this, I could talk this through, but I don't
15 necessarily think we're looking at a denial in this
16 case unless I'm reading everyone wrong.

17 So I'm sure there's going to be staff
18 questions and I'm happy to answer any questions you
19 have.

20 COMMISSIONER SANDKAMP: Maggie, my first
21 impression was when I looked at the four
22 photographs, I didn't notice that two of them had
23 the addition on them.

24 MS. O'NEILL: That also happened with me
25 as well.

1 COMMISSIONER SANDKAMP: So clearly it's
2 not, you know, in your face, changing the feel of
3 the historic district from the public right-of-way.
4 I mean, it's visible, but it's in a utilitarian
5 corridor that's not -- I think we've had this kind
6 of thing before where it wasn't an alley, but where
7 you could see, you know, an addition on the back of
8 a building and over a garage that was in between two
9 blocks, you know.

10 MS. O'NEILL: Yeah. Honestly, we have
11 that condition --

12 COMMISSIONER SANDKAMP: It feels like
13 that.

14 MS. O'NEILL: Yeah. We have these
15 conditions a lot where you can see parts of things
16 through other buildings, over garages, things like
17 that, and we really haven't had an issue approving
18 them in the past.

19 This one is more just what the
20 Commission's take on this particular one is. It
21 is visible through really two different means of
22 ways, both through the alley and over from Coles
23 Street, which is why the staff report was left
24 open-ended.

25 COMMISSIONER SANDKAMP: Yeah.

1 MS. O'NEILL: If it was only visible from
2 the alley, I don't think this would be a difficult
3 approval in any way, shape or form. We do stuff
4 visible specifically from that alley on this row all
5 the time. We have at least one application a year
6 where someone's doing something in the rear yard of
7 this particular route.

8 COMMISSIONER GUCCIARDO: Meaning that
9 isn't invisible from the public right-of-way,
10 right?

11 MS. O'NEILL: Well, that alley is the
12 public right-of-way.

13 COMMISSIONER GUCCIARDO: Okay. So the
14 question that I had, Maggie, for you is what
15 happens hypothetically when the two houses closer to
16 Coles Street come with a similar application? If we
17 approve this one, does that set a precedent for the
18 other two? And what's your take on whether they
19 would be approvable or not?

20 MS. O'NEILL: So, of course, we don't
21 really do precedents. Everything is considered on
22 its own.

23 COMMISSIONER GUCCIARDO: Right.

24 MS. O'NEILL: However, not necessarily as
25 a precedent, but approving this application would

1 enforce the existing pattern of development on the
2 block, right. It gives a more recent example than
3 the two or three across the alleyway that are
4 already a second story on that rear addition -- on
5 that carriage house. I'm sorry.

6 So, again, each -- I mean, those
7 potentially could be approvable because of this, but
8 they could also be something that could be very
9 easily denied because they would be, due to their
10 nature of being closer to the street, significantly
11 more visible one would assume, of course.

12 COMMISSIONER GUCCIARDO: I see. I
13 guess we'll have to cross that bridge when we come
14 to it.

15 MS. O'NEILL: Right. Right. Yeah, that's
16 nothing that should impact anyone's decision
17 tonight. In fact, I would strongly recommend
18 reevaluating how you're thinking about this if that
19 would impact your decision.

20 COMMISSIONER SANDKAMP: The corrugated
21 metal as a precedent? I mean, you know, as a
22 material, I'm not sure if we've permitted that
23 before.

24 MS. O'NEILL: I don't think -- is that
25 something -- so in terms from a staff

1 appropriateness level, it's a modern material going
2 on what would be a modern addition. We have not, to
3 my knowledge, at least since I've been here,
4 approved it in the past, but it's definitely
5 something for the Commission to consider. I don't
6 know if this addition would be more approvable or
7 more appropriate to the Commission if it had a
8 different material on it.

9 But, I mean, Tony, like you said, it's
10 really not super-visible based on the renderings
11 provided.

12 MR. JOSEPH: And, Maggie, if I may, the
13 applicant is, of course, open to discussing the
14 materials used there. But if the Board recalls from
15 the last meeting, the reason why we selected that
16 material is we did a survey of all the materials
17 used in that alleyway. Corrugated metal was
18 something -- not that it's a particularly pretty
19 material, but it is a very common material in that
20 alleyway to make it one group.

21 COMMISSIONER AMATUZZO: I was going to say
22 that that corrugated metal is not modern to me in no
23 way, shape or form. People have been using it on
24 their, you know, sheds in their backyard, on their
25 roof additions, on their barns, on just about

1 conditions in the staff report.

2 MS. O'NEILL: Thank you. All right.

3 Does anyone want to second the motion to
4 approve with conditions?

5 COMMISSIONER LEWIS: Second.

6 MS. O'NEILL: Okay. Commissioner
7 Gucciardo?

8 COMMISSIONER GUCCIARDO: Aye.

9 MS. O'NEILL: Okay. Commissioner Lewis?

10 COMMISSIONER LEWIS: Aye.

11 MS. O'NEILL: Commissioner Amatuzzo?

12 COMMISSIONER AMATUZZO: Aye.

13 MS. O'NEILL: Commissioner Gunther?

14 COMMISSIONER GUNTHER: Aye.

15 MS. O'NEILL: Commissioner Garriga?

16 COMMISSIONER GARRIGA: Aye.

17 MS. O'NEILL: Commissioner Cronin? If
18 you're going to abstain, we just need a verbal
19 abstention.

20 COMMISSIONER CRONIN: Abstain.

21 MS. O'NEILL: Okay. All right.

22 Commissioner Sakong is absent. Commissioner Stango
23 is absent. Commissioner Gordon is absent.

24 Vice Chair Sandkamp?

25 COMMISSIONER SANDKAMP: Aye.

1 anything. My grandfather actually had a vacant lot
2 a million years ago on Eighth Street and he had it
3 as his fence to enter the lot. It was corrugated
4 metal.

5 So to me it's a very utilitarian feeling
6 and, you know, it doesn't bother me at all. It
7 doesn't feel modern. Maybe it being shiny has a
8 modern feel because most of what we see is really
9 old and rusty at this point. We're not used to
10 seeing it looking new and shiny, but it certainly
11 doesn't bother me. It definitely has an old
12 feel, especially on that alley. So I'm good with
13 it.

14 COMMISSIONER SANDKAMP: Okay. So any
15 other questions from the Commission?

16 If not, I think we should entertain a
17 motion and any of Maggie's conditions.

18 COMMISSIONER AMATUZZO: I'm make a motion
19 to approve with conditions.

20 MS. O'NEILL: Okay. The conditions in the
21 staff report?

22 COMMISSIONER AMATUZZO: Yes.

23 MS. O'NEILL: Okay.

24 MR. JOSEPH: And for the record, before
25 you vote, the applicant is agreeable to all

1 MS. O'NEILL: All right. And Chairman
2 Blazak?

3 CHAIRMAN BLAZAK: I'll abstain.

4 MS. O'NEILL: Okay. There are six votes
5 in favor, no nays and two abstentions. The
6 certificate of appropriateness with conditions is
7 approved.

8 MR. JOSEPH: Thank you very much.

9 THE WITNESS: Thank you.

10 MR. JOSEPH: Thank you, all.

11 * * * *

12 MS. O'NEILL: All right. So, Stephen,
13 you're just going to stay on.

14 MR. JOSEPH: I'm going to hang out. And
15 Jeff Lewis I believe is presenting next.

16 COMMISSIONER SANDKAMP: I'm going to hand
17 the gavel back to Chairman Blazak.

18 Mr. Chairman, are you home?

19 CHAIRMAN BLAZAK: Yes, sorry.

20 MS. O'NEILL: All right. Brian, if you
21 wouldn't mind calling the next case, please.

22 * * * *

1 CHAIRMAN BLAZAK: Yes. The next case is
2 8.B. This is H21-279, Stephen Joseph, Esquire, on
3 behalf of Serge and Kirstine Belongie -- I'm sorry
4 if I'm mispronouncing that -- owners. This is 289
5 Pavonia Avenue, Block 10009, Lot 1 in the Hamilton
6 Park Historic District.

7 This is for a certificate of
8 appropriateness for the construction of a rear yard
9 deck that extends into the rear yard setback and is
10 visible from the public right-of-way, and
11 alterations to a rear facade window.

12 This is a recommendation to the Jersey
13 City Board of Adjustment and it's carried from the
14 November 14th regular HPC meeting.

15 MS. O'NEILL: Thank you.

16 COMMISSIONER GUCCIARDO: Brian, this is
17 Stephen Gucciardo. I'm going to recuse myself as I
18 own a property just 50 feet away from the rear lot
19 line of this building on Coles Street, the Coles
20 Street facade.

21 CHAIRMAN BLAZAK: Okay. Thanks, Stephen.

22 MS. O'NEILL: Stephen, because it's a
23 recusal, I'm just going to move you to an attendee
24 and then I'll promote you back up when we're done.

25 COMMISSIONER GUCCIARDO: Okay. Thank you.

1 MS. O'NEILL: Jeff, you should be able to
2 share your screen, so whenever you're ready.

3 THE WITNESS: All right. I'll bring it up
4 right now.

5 Okay. So here we are with my drawings.
6 I'm starting actually at the end of the drawing,
7 looking at the site photos. So our building, as
8 Stephen mentioned, is located at the corner of
9 Pavonia Avenue and Coles Street, about a block away
10 from Hamilton Park.

11 Looking at the photos, we're the corner
12 building here looking from Pavonia, and then these
13 two photos are looking at the side elevation and
14 then at the rear elevation along Coles Street.

15 These two photographs on the bottom of the
16 drawing are close-ups of that backyard parking area
17 that Stephen mentioned. And what we are proposing
18 is to put a new deck up above this area and that
19 deck would be accessed directly from the second
20 floor apartment.

21 And as was mentioned, again, the only
22 change that would happen to the existing building is
23 actually the restoration of an original window
24 opening to be used as a doorway. It's this window
25 that we're talking about here. It's the first

1 MR. JOSEPH: All right. Stephen Joseph
2 for the applicant. Jeffrey Lewis is our presenting
3 architect this evening. Just a little background
4 here. This is a rear yard addition. This is a
5 corner lot so this is completely visible from the
6 right-of-way. The rear yard area is currently being
7 used as parking. It's legal parking, permitted.

8 It's currently being used for parking.
9 We're proposing a deck for the second level of the
10 building to give some outdoor access to that second
11 level with parking remaining underneath that. We
12 are altering the rear facade of the building, but as
13 you'll see in some of the tax photos, that level,
14 the windows have already been altered from the 1938
15 photo.

16 So let's get Jeff sworn in and he can walk
17 you through the plans.

18 J E F F R E Y L E W I S, having been
19 duly sworn, was examined and testified as follows:
20 Jeffrey Lewis.

21 THE REPORTER: And just state and spell
22 you full name for the record.

23 THE WITNESS: Jeffrey Lewis.
24 J-E-F-F-R-E-Y L-E-W-I-S.

25 THE REPORTER: Thank you.

1 window in on the second floor. And as I'll show you
2 later, it actually used to be an 8-foot-tall window,
3 basically similar to the window on the side here, on
4 the next building over here, and on the front of our
5 building as well.

6 Moving backwards, this is the building
7 elevations. Again, this is the existing building
8 elevation. We're not changing anything on this
9 elevation. The only thing that we're doing is
10 adding the wood deck -- excuse me, the deck. The
11 deck itself, the structure of it is a steel frame
12 and steel columns; however, that steel is wrapped in
13 finished wood and the wood's going to be painted
14 branch brown.

15 And then on top of the deck we have
16 black steel railing and it's actually designed to
17 be a pretty simple railing that mimics the typical
18 fire escape railings that we have in the
19 neighborhood.

20 On the rear elevation, we can see the deck
21 I'm changing. And then the one change that we do
22 make to the building itself, the opening up, we can
23 show it on the right drawing here. Here's the
24 existing window, which is only about 4 feet tall,
25 and then opening up that bottom half of it so that

1 we can put a new door in there, and that door is an
 2 8-foot-tall glass French door.
 3 And then, lastly, in the back here, we are
 4 adding two lanterns, one to each side of that door.
 5 Those are wall-mounted lanterns. I can zoom in on
 6 those if you want to see them a little closer.
 7 Before that, I'll just go over the plan.
 8 This is the existing second floor plan. We're not
 9 changing, again, anything to the inside. On the
 10 second floor, it's an open living/dining/kitchen
 11 area. Besides that, we only have a small powder
 12 room. And, again, we're not making any changes here
 13 with the small exception of taking that existing
 14 window and stretching that out to make that a door
 15 to go directly to the back porch.
 16 The back porch itself, the size of it is
 17 about 15 foot 6 by 16 foot. The flooring of it is
 18 finished with 2-by-2 porcelain pavers. And then I'd
 19 also note that the patio area on the ground floor
 20 underneath this proposed deck is going to remain
 21 unchanged. So it will stay as it is now.
 22 And then, lastly, I'm here on the cover
 23 sheet and I'll zoom in a little bit just to show
 24 that 1938 photo as was mentioned before. So we can
 25 see the small windows here and then the very tall

1 MR. JOSEPH: Correct. The lot is only
 2 50 feet deep, right. So in terms of variances,
 3 that's a justification for the variance. It's a
 4 hardship.
 5 I also wanted to point out you referenced
 6 what the rear yard setback is for a deck. It
 7 doesn't matter if it's a deck or a building. That's
 8 just the general setback. So another mitigating
 9 factor that we would typically talk about at the
 10 Zoning Board is it's not the entire building. It's
 11 just the deck.
 12 CHAIRMAN BLAZAK: Okay. Thank you.
 13 COMMISSIONER GUNTHER: I have a question
 14 about -- can you go to a plan of this?
 15 THE WITNESS: Yes.
 16 COMMISSIONER GUNTHER: This is protruding
 17 beyond the facade of the adjacent buildings?
 18 THE WITNESS: Yes. It would be a little
 19 off the front property line, so it would line up
 20 with about the first step of the stoop next door.
 21 COMMISSIONER GUNTHER: So how many feet
 22 beyond the plane of the facades on Coles?
 23 THE WITNESS: It's probably, I think,
 24 about 4 to 5 feet. I'm not sure of the exact
 25 number, but it's right around 4 to 5 feet.

1 windows that existed, you know, 85 or so years ago.
 2 That actually would conclude my
 3 presentation, Stephen, unless you have anything you
 4 would like me to address.
 5 MR. JOSEPH: Yeah. It's not -- it's not
 6 incredibly complicated, but, you know, this is
 7 something that's visible from the right-of-way. So
 8 I'm sure the Board has questions.
 9 THE WITNESS: Of course. Thank you,
 10 everyone, for your time. I'm happy to answer any
 11 questions that you do have.
 12 CHAIRMAN BLAZAK: Maggie, what is the -- I
 13 guess this is a question for Maggie or perhaps for
 14 the attorney. But what is the usual requirement for
 15 a setback for a rear yard deck from the property
 16 line, the rear property line?
 17 MR. JOSEPH: Yeah, so what's -- I'm sorry,
 18 Maggie.
 19 MS. O'NEILL: No, no, no. You can go
 20 first.
 21 MR. JOSEPH: Yeah. So the required in
 22 this zone is 30 feet. What's existing is 17 and
 23 what we're proposing is less than a foot.
 24 CHAIRMAN BLAZAK: And the lot itself is
 25 undersized, correct? How deep is the lot?

1 COMMISSIONER GUNTHER: Do we have any --
 2 THE WITNESS: It's actually set back about
 3 6 inches from our facade because our building's a
 4 little over the property line. So you can see our
 5 front facade is here. We step back a little bit to
 6 here. And then there's this, again, between 4 and 5
 7 feet back here. I think 4 feet would be a better
 8 number.
 9 COMMISSIONER GUNTHER: Yeah. I mean, are
 10 there any renderings of how this might look or feel,
 11 like, with respect to the fact that it's extending
 12 beyond those buildings?
 13 THE WITNESS: We did not do any
 14 renderings. The only rendering I honestly have
 15 are the elevations, which wouldn't make that very
 16 clear.
 17 COMMISSIONER GUNTHER: Okay. I just
 18 wonder, like, if that starts to create a very
 19 visually uncomfortable condition at that corner next
 20 to the adjacent building.
 21 THE WITNESS: Sure. It would be right
 22 about at the same level as the stoop as well, I
 23 would say. If we're looking at it from an elevation
 24 point of view, we're about at the level of the
 25 stoop.

1 CHAIRMAN BLAZAK: Have you explored, you
 2 know, a smaller deck that would be -- instead of
 3 needing to be -- and I guess part of the reason,
 4 you're trying to save both parking spots. So a
 5 shorter deck would mean perhaps having another,
 6 you know, structure in the middle of that parking
 7 area. But have you explored any sort of
 8 cantilevered decks that could be shorter and still
 9 ensure the parking area remains unimpeded?
 10 THE WITNESS: It's not something that I
 11 personally have talked to the client about.
 12 Stephen, I don't know if you have.
 13 MR. JOSEPH: Yeah. We talked about -- we
 14 talked about -- it would be classified as a balcony
 15 at that point if we did a cantilever. And, you
 16 know, really what we came up with is it would be --
 17 because we have to do the door there and the
 18 railing. It wouldn't be a comfortable enough amount
 19 of space.
 20 And I think you hit the nail on the head
 21 with the parking. That's why the deck is as large
 22 as it is, because of the parking. And once you have
 23 to put posts in to support the actual deck, it just
 24 doesn't comfortably fit the parking.
 25 THE WITNESS: Yeah. I would say even if

1 COMMISSIONER AMATUZZO: Yeah. At least it
 2 helps. Yeah. Fire escapes.
 3 MR. JOSEPH: Yeah. And if we're on --
 4 Jeff, if we're on -- if you go across Pavonia along
 5 Coles, there's a good example over there as well.
 6 THE WITNESS: On the other side of the
 7 street?
 8 MR. JOSEPH: So across Pavonia on Coles,
 9 yeah, to the other side of the intersection and turn
 10 around.
 11 THE WITNESS: Like right in here?
 12 MR. JOSEPH: There you go. Yeah. So
 13 there's one --
 14 THE WITNESS: There's one over there as
 15 well.
 16 MR. JOSEPH: Yeah. They only have one
 17 parking space there, so I think that's what a
 18 smaller deck would look like. That also has stairs
 19 there, but that wouldn't accommodate the existing
 20 parking situation on our property.
 21 COMMISSIONER AMATUZZO: That deck is also
 22 set back so it's not near the other building. It
 23 steps in from the property as well.
 24 MR. JOSEPH: Correct. Yeah. And I think
 25 that's because they only have one parking space over

1 you cut it in half and tried to do two spots, one on
 2 each side of it, it would be very tight. It would
 3 be difficult.
 4 MR. JOSEPH: Yeah.
 5 CHAIRMAN BLAZAK: Okay. Thank you.
 6 Are there any other questions from
 7 Commissioners about this?
 8 COMMISSIONER AMATUZZO: I have a
 9 question.
 10 Does anybody else have a deck that is
 11 visible from the public right-of-way in this row?
 12 MR. JOSEPH: So in this direct row,
 13 there's a couple of decks in the rear yard that you
 14 could see, but this is really -- it's a very unique
 15 condition because it's a corner lot with parking
 16 that's permitted.
 17 So the only other example that I could
 18 really see is across -- across the street. So
 19 across Pavonia, the corner of Coles and Pavonia.
 20 There's a deck over there with some stairs. It's
 21 not as large, but there's also not two parking
 22 spaces there.
 23 COMMISSIONER AMATUZZO: At least it's
 24 there.
 25 MR. JOSEPH: It will help.

1 there.
 2 COMMISSIONER AMATUZZO: Right.
 3 CHAIRMAN BLAZAK: Are there any other
 4 questions by Commissioners?
 5 COMMISSIONER SANDKAMP: Yeah, Brian. I'm
 6 going to say that I'd find it probably less
 7 objectionable if it didn't project beyond the Coles
 8 Street house. If it was stepped back in that
 9 direction, meaning it could still span the entire
 10 parking spaces, but -- and not as deep as the side
 11 wall of the existing corner building, of the
 12 building they're adding into.
 13 CHAIRMAN BLAZAK: Yeah. I mean --
 14 THE WITNESS: Sure. If I could just
 15 address that. I think the only issue there would
 16 be with the door itself then. I mean, if we
 17 followed this line straight down, we're cutting it
 18 really close with the existing doorway. So we would
 19 have to make that work or we'd come very close to
 20 it.
 21 COMMISSIONER SANDKAMP: You could step --
 22 you could make a little bit of a jog in it, just a
 23 little platform for the doorway, and then --
 24 THE WITNESS: Right. Right.
 25 COMMISSIONER SANDKAMP: I think the only

1 thing that I can compare this to is, for me, it's
 2 254 Montgomery. And that's the corner of Montgomery
 3 and Barrow where we permitted an addition to the
 4 back of the building that was a garage with a roof
 5 deck on top of it. That was full lot coverage to
 6 the back of the lot. I don't know if anybody else
 7 on the Commission remembers that one, but it's
 8 similar in that --
 9 COMMISSIONER AMATUZZO: Yeah, but it was a
 10 preexisting condition. They just were putting a
 11 garage to the bottom of it, weren't they?
 12 CHAIRMAN BLAZAK: No, the garage was
 13 existing. They kind of bridged the gap.
 14 COMMISSIONER SANDKAMP: Yeah, they added
 15 it together.
 16 CHAIRMAN BLAZAK: The garage and the roof
 17 of the --
 18 VICE CHAIRMAN AMATUZZO: Yeah. My problem
 19 here is that there's -- the rear facade here is
 20 clean and open. You know, by putting that deck out
 21 there, you kind of break that up completely. It
 22 completely disappears. So I'm just, you know -- I
 23 don't know.
 24 COMMISSIONER SANDKAMP: I guess where I
 25 was going was just -- the comparative was that we

1 you know, we're not the Zoning Board, but you also
 2 have to get Zoning Board approval and I think this
 3 seems like it would probably be a hard ask from them
 4 as well.
 5 So I think something that's pulled in
 6 closer to the door, a little further away from the
 7 sidewalk and doesn't project as far I think would be
 8 a better starting point.
 9 MR. JOSEPH: Understood, yeah. The only
 10 thing I'd say about the Zoning Board, this is not
 11 the Zoning Board, right, but the rear yard in this
 12 case butts up against a side yard of a neighboring
 13 lot. So usually what we say at the Zoning Board is
 14 that there's less of an expectation in that
 15 circumstance because a side yard setback --
 16 typically you'd have two side yards next to one
 17 another and two rear yards against one another.
 18 That's not the case here.
 19 CHAIRMAN BLAZAK: Okay. Are there any
 20 other questions from Commissioners or should we open
 21 up to public comment?
 22 MS. O'NEILL: If the applicant is
 23 intending to come back with additional materials for
 24 the Commission to review, do we want to open it to
 25 public comment?

1 were allowing full lot coverage and it works on that
 2 building and it seems to work with the neighborhood
 3 there. This isn't -- I'm not sure this works very
 4 well right now for me.
 5 MR. JOSEPH: Yeah. I mean, it's a simple
 6 application, but it is unusual for all the reasons
 7 stated, right? So I think we could work on reducing
 8 the size of the deck and also provide a better
 9 visual for the Board, a rendering or a mock-up of it
 10 that would kind of show the depth of it a little bit
 11 better. I think that would be helpful.
 12 COMMISSIONER AMATUZZO: Yeah. Maybe what
 13 it would feel like if you were actually standing on
 14 the ground, like you just came out of your car and
 15 you're standing on the sidewalk, you know, kind of
 16 looking up at this deck. What does that feel like
 17 in relation to the stoop next door that it's
 18 connecting to? You know, what is that going to feel
 19 like as opposed to what it is now would be a great
 20 help.
 21 CHAIRMAN BLAZAK: And I think also pulling
 22 in a little further away from the sidewalk. I think
 23 that some sort of cantilevered option should really
 24 be looked at, something that's maybe half the size
 25 as it's currently shown. Because I also find it --

1 CHAIRMAN BLAZAK: I think we should.
 2 MS. O'NEILL: Okay. That's fine.
 3 Are there any members of the public --
 4 CHAIRMAN BLAZAK: Maybe we don't have to
 5 do staff comments, but I think we should at least
 6 open it to the public.
 7 MS. O'NEILL: That's fine.
 8 If there are any members of the public in
 9 attendance who would like to speak regarding this
 10 application, please use the "raise hand" function at
 11 the bottom of your screen. Alternatively, you can
 12 press *9 if you're on the phone.
 13 Okay. Staff sees no hands raised and
 14 recommends a motion to open and close public
 15 comment.
 16 COMMISSIONER SANDKAMP: Motion.
 17 COMMISSIONER LEWIS: Second.
 18 MS. O'NEILL: Okay. All in favor?
 19 (Whereupon, a voice vote was taken; chorus
 20 of "ayes" heard.)
 21 MS. O'NEILL: All right. Stephen, you
 22 guys are clear on what --
 23 MR. JOSEPH: I think we're clear.
 24 The only other thing I wanted to say, just
 25 for the record, I forgot to mention, is we did meet

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1 with the HPNA, the community group, quite some time
 2 ago at this point, but we did meet with them prior
 3 to appearing before this Board.
 4 But I think we have some good direction
 5 now and we're going to work on getting you some
 6 better visuals and we'll see you in the new year.
 7 MS. O'NEILL: Thank you.
 8 MR. JOSEPH: All right. Thank you,
 9 everybody. Have a good night.
 10 MS. O'NEILL: All right. So staff notes
 11 that application will be -- oh, we should make a
 12 motion to carry that application.
 13 COMMISSIONER LEWIS: Motion to carry.
 14 COMMISSIONER GUNTHER: Second.
 15 MS. O'NEILL: All in favor?
 16 (Whereupon, a voice vote was taken; chorus
 17 of "ayes" heard.)
 18 MS. O'NEILL: All right. So next -- I'm
 19 sorry?
 20 MS. O'NEILL: I'm rambling. It's fine.
 21 CHAIRMAN BLAZAK: Unspecified meeting date
 22 carried to?
 23 MS. O'NEILL: Yeah. Yeah.
 24 * * * *
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1 CHAIRMAN BLAZAK: So then we're going to
 2 9.B. This is H22-308, Charles J. Harrington,
 3 Esquire, on behalf of 335 Washington Realty, LLC,
 4 owner. This is 335 Washington Street, Block 11611,
 5 Lot 1.02, in the Powerhouse Arts District
 6 Redevelopment Plan and it's a local, state, and
 7 national landmark.
 8 This is for a certificate of
 9 appropriateness for the rehabilitation of the
 10 existing building, facade restoration, and
 11 construction of a new exterior ADA ramp at the
 12 former Butler Brothers Warehouse Boiler Room
 13 designed by Jarvis Hunt and constructed between 1904
 14 and 1915.
 15 MS. O'NEILL: 1905. Sorry.
 16 CHAIRMAN BLAZAK: Okay. I was going to
 17 say that's a long period of construction.
 18 MS. O'NEILL: Yeah.
 19 CHAIRMAN BLAZAK: So this is a
 20 recommendation to the Jersey City Planning Board.
 21 MS. O'NEILL: Thanks.
 22 MR. HARRINGTON: Okay. Thank you. For
 23 the record, Charles Harrington of Connell Foley on
 24 behalf of the applicant. And as Brian just noted,
 25 you know, for the record, this is for the

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1 CHAIRMAN BLAZAK: Okay. So we're getting
 2 into new business, so if anyone's here for 9.A,
 3 that's been carried by the applicant, also to a
 4 nonspecified meeting. The next available one.
 5 What was it for that one?
 6 MS. O'NEILL: Unspecified/next available.
 7 I don't know either so...
 8 CHAIRMAN BLAZAK: So that's 218 Fifth
 9 Street. Not going to be heard tonight.
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1 rehabilitation of an existing building that I'm sure
 2 the Commissioners here are familiar with. It's 335
 3 Washington Street. It's at the corner of Washington
 4 Street right next to the Butler building that has
 5 been restored in the last, probably, I don't know,
 6 five to seven years.
 7 So this building, it's a dilapidated
 8 building, if you will, but it is to be restored.
 9 The intent is to restore it and transfer it over to
 10 Jersey City and Jersey City would then be using the
 11 building for -- it's really up to them what purposes
 12 they want.
 13 And the way to kind of -- just kind of a
 14 little background as to why this is happening.
 15 Across from the Butler building to the south is 107
 16 Morgan Street. That's a vacant parking lot and
 17 these properties are within the Powerhouse Arts
 18 District Redevelopment Plan.
 19 So what that zoning provides for is you're
 20 getting bonus zoning on the vacant parking lot
 21 provided you restore this building. And we are --
 22 as indicated, the intent -- not the intent. What
 23 will happen is it would be restored and then handed
 24 over to the City. The interior will be kind of just
 25 a shell, dark shell, and then it's up to the City as

1 to how they want to fix up the inside and what uses
 2 they want to put in there.
 3 So we have been working with the planning
 4 department and with Maggie on the restoration and
 5 that's what we want to present to you tonight. And,
 6 you know, hopefully the Board is pleased with what
 7 is going to be done at this building.
 8 I have -- Becker Raab is our architect and
 9 I don't know if I see him here, but if we could
 10 promote him. Oh, there you are, Becker. And he
 11 could walk you through the restoration.
 12 MS. O'NEILL: Okay. Chuck, prior to
 13 beginning any type of presentation -- so I promoted
 14 Andrew, Becker and Mayva. I did not -- I don't know
 15 if Mark had been planning on providing testimony.
 16 If he is, I can promote him now. I prefer to swear
 17 everyone in and qualify everyone prior to beginning
 18 presentations.
 19 MR. HARRINGTON: You know, I don't intend
 20 on Mark saying anything, but let me bring him up
 21 just in case the conversation flows.
 22 MS. O'NEILL: Okay. Sounds good. In the
 23 meantime while Mark is joining, anyone presenting
 24 tonight from the applicant's team, I don't know what
 25 order you want to go in. We'll just swear you in.

1 MS. O'NEILL: I asked if you accepted the
 2 qualifications, but you said yes before I asked it.
 3 So we're good.
 4 CHAIRMAN BLAZAK: There's no problem with
 5 him being a licensed architect in Pennsylvania but
 6 not New Jersey, correct?
 7 MS. O'NEILL: No. He can present the
 8 plans as long as he's an expert in architecture.
 9 CHAIRMAN BLAZAK: Yes. Okay.
 10 MS. O'NEILL: All right. Andrew, Mayva, I
 11 don't know who would like to go next.
 12 ANDREW GROVER, having been
 13 duly sworn by the Board attorney, was examined and
 14 testified as follows:
 15 THE REPORTER: And state and spell your
 16 name for the record.
 17 MR. GROVER: It's Andrew Grover, last name
 18 G-R-O-V-E-R.
 19 THE REPORTER: Thank you.
 20 THE WITNESS: I'm the site engineer
 21 representing InSite Engineering. I am a New Jersey
 22 professional engineer and I've been practicing for
 23 over 20 years.
 24 MS. O'NEILL: Great. Thank you.
 25 Staff recommends that the chair accept

1 I don't believe any of you presented in front of the
 2 Board, so if you could just briefly provide us with
 3 your qualifications, your license in the State of
 4 New Jersey, things like that.
 5 MR. HARRINGTON: Becker, why you don't you
 6 go first.
 7 B E C K E R R A A B, having been duly
 8 sworn by the Board attorney, was examined and
 9 testified as follows:
 10 THE REPORTER: Thank you. State your name
 11 for the record and spell it.
 12 THE WITNESS: Becker Raab, B-E-C-K-E-R
 13 R-A-A-B.
 14 MR. RAAB: And, Maggie, to your point, I'm
 15 representing KSS Architects. I'm the project
 16 architect on this project. I'm not licensed in New
 17 Jersey. I'm a licensed architect in the State of
 18 Pennsylvania.
 19 MS. O'NEILL: Okay. So, Brian, I think we
 20 can qualify him as an expert in architecture.
 21 CHAIRMAN BLAZAK: Yes.
 22 MS. O'NEILL: Does the Board accept his
 23 qualifications?
 24 CHAIRMAN BLAZAK: What's that? Say that
 25 one -- the last part.

1 qualifications as an expert in the field of
 2 engineering.
 3 CHAIRMAN BLAZAK: Okay. Accepted.
 4 MS. O'NEILL: Mayva, I'm not sure, are you
 5 presenting tonight?
 6 MS. DONNON: Yes.
 7 M A Y V A D O N N O N, having been duly
 8 sworn by the Board attorney, was examined and
 9 testified as follows:
 10 THE REPORTER: If you could state and
 11 spell your full name for the record.
 12 MS. DONNON: Mayva Donnon. M-A-Y-V-A.
 13 Donnon, D-O-N-N-O-N. And I am a partner at KSS
 14 Architects, the architect of record for the project,
 15 and I am a licensed architect in New Jersey.
 16 MR. HARRINGTON: Right. So, I'm sorry,
 17 Maggie, I should have cleared that up earlier.
 18 Mayva is the architect of record licensed in New
 19 Jersey. Becker is the project architect, so he will
 20 be more familiar with the project so he can walk us
 21 through it.
 22 MS. O'NEILL: Thank you, Chuck.
 23 Brian, staff recommends that Mayva's
 24 qualifications as an expert in the field of
 25 architecture be accepted by the Chair.

1 CHAIRMAN BLAZAK: Okay. Accepted.
 2 MS. O'NEILL: And then, Mark, let's go
 3 ahead and swear you in as well.
 4 M A R K S H E E L E I G H, having
 5 been duly sworn, was examined and testified as
 6 follows:
 7 THE REPORTER: And state and spell your
 8 name for the record.
 9 THE WITNESS: Mark Sheeleigh. M-A-R-K
 10 S-H-E-E-L-E-I-G-H.
 11 MS. O'NEILL: Great. And, Mark, I don't
 12 think I need to qualify you at this time.
 13 MR. SHEELEIGH: I do happen to be a
 14 registered architect in the State of New Jersey for
 15 30 years.
 16 MS. O'NEILL: Well, in case, Brian, I
 17 recommend the Board accept Mr. Sheeleigh's
 18 qualifications as an expert in the field of
 19 architecture.
 20 CHAIRMAN BLAZAK: Accepted.
 21 MS. O'NEILL: All right. Chuck, it is
 22 open for your -- the floor is open for you.
 23 MR. HARRINGTON: Okay. Then I'm going to
 24 just hand it right over to Becker so he can share
 25 his screen and walk the Commission through the

1 one-and-a-half-story addition to the Butler Brothers
 2 Warehouse and it houses boilers, fire pumps, other
 3 mechanical and maintenance equipment for the
 4 warehouse.
 5 It stood derelict for many years and has
 6 fallen into a state of disrepair. And the scope of
 7 this project is to rehabilitate and restore the
 8 building envelope including roof and window
 9 replacement, brick facade restoration, stabilization
 10 of the chimney and smokestack, creating new entrance
 11 and egress doors with exterior ADA ramp and access
 12 stairs, and gutting the interior and constructing a
 13 new floor to provide a dark shell space to be turned
 14 over to the City of Jersey City.
 15 So as Chuck noted, this is right on the
 16 corner of Washington Street and Bay Street. It's
 17 obviously attached to the Butler Brothers Warehouse
 18 and it sits catty-corner from the Powerhouse
 19 building. So given its context in the Arts
 20 District, its visibility on the corner and its
 21 proximity to the Powerhouse, this project has great
 22 potential, you know, to become a welcoming, vibrant
 23 center for the City to use.
 24 So just to go through some existing
 25 photos. We can see the deterioration of the brick

1 project.
 2 B E C K E R R A A B, having been
 3 previously duly sworn, remained under oath and
 4 testified as follows:
 5 THE WITNESS: Thanks, everyone. Good
 6 evening.
 7 Can everyone see my screen?
 8 COMMISSIONER GUCCIARDO: Yes.
 9 MR. HARRINGTON: Becker, before you start,
 10 do you want to mark this as A-1? Because I know you
 11 prepared this in anticipation of this presentation
 12 although we did submit plans.
 13 THE WITNESS: Yes. So we can mark this as
 14 an exhibit. Maggie, this is just a presentation
 15 compiled from images and drawings already shown in
 16 the submitted document set.
 17 MS. O'NEILL: All right. Just to be safe,
 18 we'll mark it as A-1.
 19 THE WITNESS: Thank you.
 20 (Whereupon, exhibit is presented and
 21 marked Exhibit A-1 into evidence.)
 22 THE WITNESS: So, as noted, the
 23 application is for rehabilitation of the existing
 24 boiler building for the Butler Brothers Warehouse
 25 built in 1905, designed by Jarvis Hunt. This is a

1 facade. We have damaged and missing terra-cotta
 2 coping tiles, damaged and missing steel windows. We
 3 have the broken concrete loading dock platform.
 4 There's an existing one along Washington Street.
 5 Along Bay Street the previous loading dock platform
 6 has been removed and replaced with a small metal
 7 stair.
 8 We can also see some of the defining
 9 features to note on the building. We have
 10 different window sizes along Washington Street
 11 while Bay Street has smaller, square, clerestory
 12 windows.
 13 Two loading dock doors on each facade
 14 which are currently roll-up doors on Bay Street.
 15 One of those openings has been filled in with
 16 brick.
 17 We also see the stepped brick band that
 18 articulates the line of the roof and defines the
 19 parapet and we see the brick chimney and the metal
 20 pipe smokestack. We also see remnants of a former
 21 canopy along Bay Street.
 22 So here are some close-up photos of the
 23 east facade which is along Washington Street. We
 24 see the loading dock, the windows, the brick band in
 25 the foreground of the photo. On the left is an

1 existing steel post which supports a guy wire that
 2 is attached to the metal chimney pipe.
 3 Existing photos along the north facade,
 4 which is Bay Street. So, again, we see the removed
 5 loading dock. We see that existing metal access
 6 stair, the square clerestory windows. And then you
 7 can start to see some of those remnants of the
 8 previous canopy.
 9 So this is a building section. It's
 10 really a proposed building section. I'm bringing
 11 this up to illustrate that the southern half of the
 12 building, which is to the left, actually has a lower
 13 floor level which is about 8 feet below the main
 14 floor level. And then the northern half of the
 15 building is that main floor level. That sits about
 16 4 feet above the sidewalk.
 17 So we have here on the left an existing
 18 floor plan of the cellar, which is that lower level
 19 on the southern portion, and on the right is the
 20 proposed floor plan.
 21 And as I mentioned earlier, really for the
 22 scope of the interior of the project, we're removing
 23 all of the various nonload-bearing partitions,
 24 platforms, access stairs, equipment, piping,
 25 conduit, et cetera.

1 This is an existing elevation for reference. I'll
 2 jump to the proposed elevation for the north facade
 3 which is along Bay Street.
 4 So here you can see we're replacing the
 5 square clerestory windows. We are opening up the
 6 loading dock doors and then opening up that loading
 7 dock door that was infilled with brick. Those are
 8 going to be larger storefront openings for both
 9 entry, but also to really open up the first floor of
 10 this space so that it's welcoming, vibrant, connects
 11 to the sidewalk.
 12 You can also see here we are recreating,
 13 reintroducing the canopy that was along this facade.
 14 We are reglazing the skylight. This is not
 15 something that's really visible from the street, but
 16 it is, you know, part of the building and I think
 17 this could be a nice feature for the interior of the
 18 space in the future.
 19 And you can see we're proposing a
 20 reinforcement bracing/framing of the metal chimney
 21 and smokestack. And so I'll touch on each of these
 22 items in more detail.
 23 So moving to the Washington Street
 24 elevation, again just the existing elevation for
 25 reference.

1 The proposed cellar is essentially going
 2 to be an unused basement space. We are adding an
 3 access stair for access only. This should not be
 4 used as storage. It's really like a ship's ladder
 5 that extends down to the cellar.
 6 And then, again, an existing floor plan
 7 for the main floor level. Again, all of this is
 8 being removed with the exception of the kind of main
 9 demising wall that runs east-west shown on Grid Line
 10 C here. That's a brick wall which separates that
 11 northern portion of the building from the lower
 12 portion.
 13 And so, you know, as the proposed floor
 14 plan, we are really leaving the space empty for a
 15 future fitout by the City. We are introducing two
 16 utility rooms in the lower right-hand corner and
 17 we're utilizing an existing brick room, brick walled
 18 room, for a water service room along Washington
 19 Street.
 20 You can also see in this plan the proposed
 21 platforms, access platforms, with ADA ramp and
 22 egress stairs. So we are introducing two new entry
 23 and egress doors: one on Bay Street, one on
 24 Washington Street.
 25 So just going through some elevations.

1 The proposed elevation, you know, much
 2 like the elevation along Bay Street, you can see
 3 here the platform for the entry ramp and railings,
 4 the opened loading dock doors for entry and light.
 5 And then replacing -- these just kind of show those
 6 various-sized windows along this elevation.
 7 So just to get into some of the details,
 8 we've looked at the existing windows. So we're
 9 replacing the windows. The existing steel windows
 10 are, you know, pretty damaged and in a state of
 11 disrepair. So we're utilizing a steel replica
 12 window from Winco, is the basis of design. It's a
 13 thermally broken aluminum window product. We, you
 14 know, surveyed the existing windows to get a sense
 15 of sightlines and, you know, we're providing
 16 something that is very similar to the existing
 17 sightlines. To note, for all of the window
 18 replacement, we are matching the existing mullion
 19 patterning.
 20 I'll also highlight in this drawing the
 21 existing is shown on the left. Along the east
 22 facade along Washington Street, these windows all
 23 have an existing terra-cotta sill. So that's the
 24 profile you see here. And we're proposing those to
 25 be replaced in kind to match the existing

1 terra-cotta sills.
 2 So, in contrast, on Bay Street we have
 3 the smaller square windows. Again, using the same,
 4 you know, window system to replace those windows.
 5 These windows have an existing metal sill. They
 6 don't have that terra-cotta sill. And I believe
 7 that's due to how these were flashed into the
 8 existing canopy. So, you know, similarly, we're
 9 replacing that metal sill in kind and that's tying
 10 into the canopy roofing.

11 So looking at the brick, as I mentioned,
 12 we are doing a full restoration of the masonry. So
 13 we've engaged a facade restoration consultant to
 14 write specifications and details for, you know,
 15 repair procedures, mortar replacement.

16 We have the benefit of the adjacent Butler
 17 Brothers building that has been restored with the
 18 Modera Loft building.

19 So the building on the right shows -- this
 20 is along Bay Street, you know, right next to our
 21 building. This is brick that has been cleaned on
 22 that building. And so now that it's been cleaned,
 23 we can see there's two kind of tones of brick. So
 24 there's a field brick, which we're just calling
 25 Blend A, and then there's this accent brick, which

1 is really the bands, that stepped band. So that's a
 2 slightly darker brick.

3 So we started to look at proposed brick
 4 blends to be used at each of these conditions. So
 5 the two photos on the left are showing a -- we're
 6 proposing a blend between the two brick panels that
 7 you see here to capture the oranges and reds and the
 8 flashing that's present in the existing brick. And
 9 then the photo -- the photo kind of centered right
 10 is showing the proposed brick blend to match that
 11 accent band.

12 The terra-cotta coping on the parapet,
 13 several pieces are, you know, missing or damaged.
 14 So, you know, those are going to be replaced. The
 15 damaged ones will be replaced. Missing ones will be
 16 replaced. And they will be, you know, matched in
 17 kind. Once we're able to clean off the existing
 18 coping stones, coping tiles, we'll be able to get
 19 kind of a color-matched coping tile.

20 So for the chimney, as you guys can see,
 21 the photo on the left is the existing condition.
 22 This is showing -- we can see -- it's kind of being
 23 reinforced by a combination of guy wires, two of
 24 which are attached to our building's roof and then
 25 two of which are attached to kind of steel posts

1 that are sitting in the sidewalk. They're kind of
 2 leaning over. And we also have some really short
 3 steel bracing at the top of the chimney.

4 So, you know, our proposal is a slightly
 5 taller set of steel bracing. You know, it probably
 6 sits from the top of the chimney about to where the
 7 guy wires are attaching. This is going to let us
 8 remove the guy wires and get the post out of the
 9 street so try to create a better sidewalk
 10 condition.

11 And then I will touch on the canopies.
 12 So, you know, obviously the existing -- the former
 13 canopy has been removed. We looked to the canopy,
 14 the reconstructed canopy along Morgan Street on the
 15 Butler building, the Modera Lofts there, for some
 16 inspiration on detailing. So, you know, we'll be
 17 similarly detailed to what's shown on the photo on
 18 the left with exposed painted steel framing, a
 19 closed-cell metal roof deck, and then new kind of
 20 diagonal hanging members that are attached back into
 21 the building structure.

22 And then the canopy will also be -- drains
 23 on the exterior, so we'll have a couple roof drains
 24 and painted steel pipe that extends down the facade
 25 and connects to the storm system below ground.

1 And then, lastly, can I present the
 2 proposed platforms and railings detail? So the
 3 platforms -- and I'll switch to the rendering here
 4 in a second. Our platforms are expressed as a brick
 5 volume attached to the building. As I mentioned
 6 earlier, it's about 4 feet above the sidewalk. And
 7 so that brick wall will, you know, match the same
 8 field brick that we're proposing for the building.
 9 The railing is a pretty simple steel bar, picket and
 10 top plate.

11 And then this is just the exterior
 12 rendering again. The platform -- the platforms and
 13 stairs will also be using the Jersey City standard
 14 concrete color. And then, you know, as far as
 15 finishes, all of, really, the metals are intended to
 16 be finished black. So whether it's painted or
 17 prefinished aluminum in the case of the windows,
 18 that's kind of the design intent for the materials.

19 So that concludes the presentation I have.
 20 I'm happy to answer questions.

21 MS. O'NEILL: Do any Commissioners have
 22 any questions regarding the architecture
 23 presentation?

24 COMMISSIONER GUNTHER: Yes, I had a
 25 question about the large openings. Are some doors

1 and some windows? I noticed that they were rendered
2 differently.

3 THE WITNESS: That's correct. So maybe I
4 can jump back to the elevations. So just for
5 getting in and out of the building, you know, we're
6 providing two doors. So the doors have a wider
7 style of rails and bottom rail. And then the
8 windows are just, you know, like a standard
9 storefront, two-and-a-half-inch mullion. And so
10 there's kind of one of each of those on each
11 facade.

12 Does that answer your question?

13 COMMISSIONER GUNTHER: Yeah. Yeah. I
14 just found that a little disorienting. I was not
15 sure what was going on there, but that makes
16 sense.

17 COMMISSIONER AMATUZZO: I have one
18 question.

19 Given that you have the old openings that
20 were once doors now going to operate as windows, do
21 you think that that is going to cause confusion
22 later on when the City repurposes this building to
23 something where, because they're framed with the
24 same light fixtures and are kind of accessible right
25 from the stairs, I think that you may cause

1 in terms of an entry sequence getting into the
2 building, you know, the way that we define that kind
3 of leads you to this entrance. And, you know,
4 obviously I think any signage that the City might
5 choose to install is only going to reinforce that.

6 And then, similarly, along the Bay Street,
7 I think we kind of thought about this as mostly
8 being an egress door, but if one was to enter the
9 building through that side, you know, you're coming
10 up those stairs and that's the first door that --
11 that opening is the first one you approach and so
12 you might recognize that as a door.

13 And, again, you know, the signage comment
14 I think would apply here as well. This other
15 opening on this platform I think could be
16 converted into a door if that was desired. So
17 that's like a potential future modification that
18 could be made.

19 But, you know, I don't disagree with you
20 about the lighting. I think we could think about
21 that differently if that feels important.

22 Does that answer your question?

23 COMMISSIONER AMATUZZO: Yes, it does.
24 Thank you very much.

25 THE WITNESS: Thank you.

1 confusion by having them be lit the same way or -- I
2 don't know. They almost look identical with the
3 exception of the mullions.

4 So I'm just concerned that it would cause
5 confusion, you know, later down the road.

6 THE WITNESS: Yeah, that's a good comment
7 and I think there's a couple ways I can answer.

8 So the way that we laid out the entry
9 ramps and platforms -- so to start with the
10 Washington Street facade, which is here on the left,
11 kind of the main facade, we really intended this to
12 be the main entrance to the building. You know,
13 obviously we don't know how the City is going to fit
14 this out and use it, but that was the intent.

15 So we chose to utilize this opening on the
16 right-hand side which is closer to the corner to be
17 the opening with the door. And then the ramp slopes
18 down to the south along Washington Street.

19 So this door on -- this opening on the
20 left, you can't get to that. You know, when you're
21 walking next to that window, your walking surface is
22 below the floor line, right, because you're ramping
23 up.

24 COMMISSIONER AMATUZZO: Okay.

25 THE WITNESS: So, you know, I feel like,

1 COMMISSIONER GUCCIARDO: If I could follow
2 up on the same train of thought here. The windows,
3 you clearly explained how they were going to be
4 creating the same mullion pattern as was there
5 before.

6 Then with the doors and the lower window
7 that used to be a door opening, are you then going
8 to have three different types of treatments on the
9 front of the building? Is it possible that the
10 window that has been talked about as being confused
11 as a door, could that be treated in the same way
12 with the same materials as the windows?

13 THE WITNESS: It could. And I can also
14 try to answer your question by explaining why it's
15 not currently shown that way.

16 So, you know, all these existing
17 clerestory windows are ones that we could observe
18 and, you know, see the profile. We know that's this
19 historic steel window. So we obviously are really
20 confident that's what was there. And so, you know,
21 we can replace that with something that is in
22 keeping with the style and matches the sightlines.

23 The lower openings, we don't know maybe
24 what the actual doors were. We see that it's a
25 rollup door, right? So we don't have that same

1 reference for the historic condition.
 2 COMMISSIONER GUCCIARDO: Right. Right.
 3 THE WITNESS: I think -- our logic was,
 4 you know, for these upper windows, let's express
 5 those as one kind of design language which is this
 6 historic replica window. And the larger openings,
 7 which are kind of something separate, right, they're
 8 about seeing into the building. They're about that
 9 visibility. It's not something that was, I think,
 10 expressly a historic condition that we could match
 11 with confidence.
 12 So those we thought, okay, let's make
 13 those actually a more contemporary window system
 14 that doesn't have the same kind of amount of, you
 15 know, detail in the mullions and, you know, we're
 16 not as concerned about the sightlines.
 17 So those are kind of expressed similarly.
 18 They kind of have the same profile around the
 19 perimeter frame and then it's just the door that's
 20 inset into that frame, if that makes sense. So we
 21 wanted to kind of express those four openings all
 22 together so they're kind of one language and then
 23 the upper windows are the second language.
 24 COMMISSIONER GUCCIARDO: Yeah. No, I
 25 understand your logic. I'm just trying to minimize

1 THE WITNESS: So the smokestack, you know,
 2 it was operational at one point. It's obviously not
 3 anymore. One interesting thing we learned in the
 4 course of this project as our mechanical engineer
 5 told us that the metal chimney is not actually
 6 original to the building. The original boiler that
 7 was installed, you know, didn't need that and that
 8 was installed later as part of, you know, a retrofit
 9 to the equipment.
 10 We recognize that's still a defining
 11 feature of the building. So really for this
 12 project, we're proposing to kind of refinish it,
 13 scrape any loose paint, you know, provide a new
 14 coating to it so that that metal is protected.
 15 And then, as I mentioned, the reinforcing.
 16 So adding the steel bracing is what -- you know, we
 17 feel confident that that lets us remove the guy
 18 wires and kind of have something that's a little bit
 19 more defined.
 20 COMMISSIONER GUCCIARDO: Understood.
 21 THE WITNESS: Does that answer your
 22 question?
 23 COMMISSIONER GUCCIARDO: Yes, it does. I
 24 just wondered if it was being addressed.
 25 THE WITNESS: Yeah.

1 there being three different applications and narrow
 2 it down to possibly two. I understand your logic
 3 and I'm seeing white -- it looks like white is being
 4 depicted around the windows or some lighter color.
 5 THE WITNESS: Yeah, and I apologize. That
 6 may be just a rendering error there. We do intend
 7 for those to all be a black finish.
 8 COMMISSIONER GUCCIARDO: Okay.
 9 THE WITNESS: And to really answer your
 10 question, we certainly could make these secondary
 11 larger windows using the historic replica window.
 12 That's within the realm of possibility for sure.
 13 COMMISSIONER GUCCIARDO: And if not, since
 14 you don't know if any fenestration or any kind of
 15 mullions -- they probably didn't have mullions. Who
 16 knows? It could be fairly simple and not to try to
 17 create, you know, a false restoration of what was
 18 there. Something very simple could work and maybe
 19 just keep the materials consistent.
 20 THE WITNESS: That's fine.
 21 COMMISSIONER GUCCIARDO: Just a thought.
 22 And the other question I had is the
 23 smokestack. Does that require any restorational
 24 work in order to, you know, keep it in good
 25 condition?

1 COMMISSIONER GUCCIARDO: And my last
 2 question is the stairs as depicted, they're of some
 3 other material other than the brick that's on the
 4 platform. What is that material?
 5 THE WITNESS: Yep, that is going to be --
 6 the stairs will be concrete.
 7 COMMISSIONER GUCCIARDO: I see.
 8 THE WITNESS: So we kind of have the brick
 9 perimeter wall and then the walking surface is
 10 always concrete. So, you know, it's almost
 11 expressing the sidewalk as coming up, the ramp as
 12 coming up, and then the sidewalk surface is still
 13 that concrete.
 14 COMMISSIONER GUCCIARDO: Understood.
 15 Thank you very much.
 16 THE WITNESS: Thanks.
 17 MS. O'NEILL: Are there any additional
 18 questions?
 19 CHAIRMAN BLAZAK: I had one question about
 20 the terra-cotta replacement sills that you
 21 mentioned. I forget. I know you mentioned it was
 22 on one facade there were the terra-cotta sills and
 23 another was, I think, a metal sill.
 24 THE WITNESS: Mm-hmm.
 25 CHAIRMAN BLAZAK: I guess my only question

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1 is, are you confident that you are able to replace
 2 that in kind? I know a lot of terra-cotta is
 3 delayed and there's only a few fabricators and lead
 4 times have been very long, as I'm aware, for those
 5 types of materials.

6 THE WITNESS: Yeah, so I apologize. I
 7 don't think I mentioned this. So for these sills --
 8 let me go back to that slide.

9 Really we're proposing for that to be a
 10 GFRC, glass fiber-reinforced concrete, sill which
 11 is, you know, recognized as an acceptable
 12 replacement for terra-cotta profiles. So that can
 13 be, you know, custom molded to these existing
 14 profile shapes and it can be finished to match the
 15 existing.

16 So the process for that is we'll get --
 17 you know, we'll remove and salvage some of the
 18 existing shapes that are not damaged and those will
 19 be cleaned so that we'll get kind of a reference
 20 color to match and the -- the dimension, the
 21 profile, will be recreated.

22 So that was kind of at the recommendation
 23 of our facade restoration consultant. For these
 24 shapes, you know, in contrast they felt that the
 25 coping tiles at the parapet, that's a little bit

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1 of "ayes" heard.)

2 MS. O'NEILL: All right. So we'll move
 3 into staff comments. I will share my screen.

4 So like Chuck said, we have been working
 5 on the restoration of this building for quite some
 6 time now. In the staff report we did also include
 7 some of the recent applications that we've been
 8 working on with the applicant that have been able to
 9 to be approved at the staff level, mostly some
 10 remedial work for both below and aboveground storage
 11 tanks and also some lead paint remediation and
 12 asbestos remediation and some interior demolition
 13 that was the result of that work.

14 Going down to staff comments. So after
 15 reviewing the project, staff finds the proposal is
 16 mostly consistent with the Secretary of the Interior
 17 standards as well as the City's historic design
 18 standards.

19 This is a bit of a unique situation where
 20 we are reviewing this project knowing that the City
 21 will be taking ownership of this building without
 22 necessarily a planned proposed use. But staff
 23 thinks that the proposed exterior rehabilitation,
 24 interior renovations, and the new additions to the
 25 exterior of the building will be perfectly suitable

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1 more of a common shape. So they felt, you know,
 2 that those could be provided as terra-cotta.

3 CHAIRMAN BLAZAK: Okay. Thank you.
 4 Does anyone else have any questions? Any
 5 other Commissioners have any questions?

6 MS. O'NEILL: All right. Chuck, do you
 7 have any additional presentations?

8 MR. HARRINGTON: No, that would complete
 9 our presentation.

10 MS. O'NEILL: Okay. All right. So if
 11 there are no additional questions from the
 12 Commission, we can move on to public comments.

13 If there are any members of the public in
 14 attendance tonight who would like to speak regarding
 15 this application, please use the "raise hand"
 16 function at the bottom of your screen. If you're on
 17 the phone, you can press *9.

18 All right. Staff sees no hands raised and
 19 recommends a motion to open and close public
 20 comment.

21 COMMISSIONER GUCCIARDO: Motion.
 22 COMMISSIONER GUNTHER: Second.
 23 CHAIRMAN BLAZAK: Second.
 24 MS. O'NEILL: All in favor?
 25 (Whereupon, a voice vote was taken; chorus

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1 for any use that the City chooses to pursue and that
 2 it is, of course, a benefit to this long-neglected
 3 corner.

4 We don't have any concerns about the
 5 addition of the ADA ramp. It very clearly is not
 6 historic and because of its location on the exterior
 7 of the building will be ultimately removable if
 8 something were to happen and it needed to be removed
 9 for preservation purposes.

10 That being said, the staff recommends the
 11 approval of a certificate of appropriateness and
 12 recommends that the HPC recommend the Planning Board
 13 approve it with -- there are mostly standard
 14 conditions here.

15 We did add a condition like we do for most
 16 of the buildings within the Powerhouse Arts
 17 Redevelopment Plan. This approval does not include
 18 any signage. We anticipate most of the signage is
 19 going to come once the property ownership is
 20 transferred and that will be from the City. But,
 21 you know, this approval does not include signage.

22 After that it's mostly our standard
 23 conditions. We did add one specific condition just
 24 making sure that we are very clear that we need to
 25 see shop drawings for the proposed dock canopy,

1 windows, doors, things like that.
 2 And I'm happy to answer any Commissioner
 3 questions, of course.
 4 CHAIRMAN BLAZAK: I think the only thing I
 5 was going to say is I think it was condition 2 where
 6 you talk about shop drawings for windows and doors.
 7 Maybe you can add something in that kind of
 8 addresses Commissioner Gucciardo's comment about
 9 maybe just refining some of the details on the
 10 windows at the -- I guess the ADA access ramp.
 11 MS. O'NEILL: Sure.
 12 CHAIRMAN BLAZAK: Kind of differentiate
 13 between the doors and the windows there.
 14 MS. O'NEILL: Got it. Shall refine
 15 details between windows and doors at the Washington
 16 Street facade.
 17 MR. HARRINGTON: And I just wanted to see,
 18 Becker, are you good with that and understand what
 19 they're looking for there?
 20 MR. RAAB: Yeah. And, Maggie, I got that
 21 comment as not only the Washington, but also the
 22 Bay.
 23 COMMISSIONER GUCCIARDO: That's correct.
 24 MR. RAAB: So on Washington and Bay.
 25 MS. O'NEILL: Perfect.

1 MS. O'NEILL: Commissioner Garriga?
 2 COMMISSIONER GARRIGA: Aye.
 3 MS. O'NEILL: Commissioner Gucciardo?
 4 COMMISSIONER GUCCIARDO: Aye.
 5 MS. O'NEILL: Commissioner Cronin?
 6 COMMISSIONER CRONIN: Aye.
 7 MS. O'NEILL: Commissioner Gunther?
 8 COMMISSIONER GUNTHER: Aye.
 9 MS. O'NEILL: Commissioner Sakong is
 10 absent, Commissioner Stango is absent, Commissioner
 11 Gordon is absent.
 12 Vice Chair Sandkamp?
 13 COMMISSIONER SANDKAMP: Aye.
 14 MS. O'NEILL: And Chairman Blazak?
 15 CHAIRMAN BLAZAK: Aye.
 16 MS. O'NEILL: All right. There are eight
 17 votes in favor, none against and no abstentions.
 18 The COA and recommendation for approval to the
 19 Planning Board is approved.
 20 MR. HARRINGTON: Thank you.
 21 CHAIRMAN BLAZAK: Thank you.
 22 MS. O'NEILL: Thank you, guys, so much.
 23 CHAIRMAN BLAZAK: Should we take a
 24 five-minute break?
 25 MS. O'NEILL: I think it's a perfect time

1 MR. RAAB: So we're revising the two large
 2 openings that aren't doors.
 3 MS. O'NEILL: Are there any other staff
 4 questions?
 5 Well, that being said, staff again
 6 recommends the Commission approve a certificate of
 7 appropriateness with conditions and recommend that
 8 the project be approved by the Planning Board. The
 9 conditions are written on the staff report and also
 10 the one discussed this evening, that the applicant
 11 shall refine the details regarding the windows and
 12 doors at the Washington Street and Bay Street
 13 facades with staff.
 14 MR. HARRINGTON: Those conditions would be
 15 acceptable by the applicant.
 16 CHAIRMAN BLAZAK: All right. I'll make a
 17 motion to approve with the conditions as read by
 18 staff.
 19 COMMISSIONER AMATUZZO: Second.
 20 MS. O'NEILL: Okay. I'll move to a roll
 21 call.
 22 Commissioner Amatuzzo?
 23 COMMISSIONER AMATUZZO: Aye.
 24 MS. O'NEILL: Commissioner Lewis?
 25 COMMISSIONER LEWIS: Aye.

1 for a five-minute break.
 2 CHAIRMAN BLAZAK: Okay. So, everyone,
 3 it's 8:05. We'll come back at 8:10. So mute
 4 yourself, turn your camera off, and please turn your
 5 camera back on when you are back so we know when to
 6 begin.
 7 (Whereupon, a recess is taken.)
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1 CHAIRMAN BLAZAK: Okay. So it's 8:12.
 2 We're going to call the meeting back to order.
 3 Our next case is 9.C. This is H22-269,
 4 Benjamin Wine, Esquire, applicant, on behalf of 1292
 5 Hancock, LLC, owner. This is 259 York Street, Block
 6 14106, Lot 6, in the Van Vorst Park Historic
 7 District.
 8 And this is for a certificate of
 9 appropriateness for a full-height rear addition
 10 (visible from the public right-of-way), two roof
 11 decks (not visible from the public right-of-way),
 12 and interior alterations of an altered,
 13 contributing, Greek revival townhouse constructed
 14 circa 1880 in the Van Vorst Park Historic
 15 District.
 16 MR. WINE: Good evening, Commissioners.
 17 Benjamin Wine of Prime & Tuval.
 18 Can everybody hear me okay?
 19 MS. O'NEILL: Yes.
 20 MR. WINE: Wonderful. Good evening.
 21 Happy to be here. As the Chairman had indicated, I
 22 am here representing 1292 Hancock, LLC and on behalf
 23 of the property located at 259 York Street, which
 24 just for point of reference is on the south side of
 25 York between Barrow Street and Grove Street.

1 I'll just indicate very quickly that this
 2 expansion or the rear yard expansion will be visible
 3 at the outset due to the vacant lot to our west, but
 4 ultimately presumably being that it's a developable
 5 lot over there, at some point the expansion in
 6 question will no longer be visible once that lot is
 7 developed.
 8 I'll also indicate before jumping into my
 9 expert's testimony that we're proposing to alter the
 10 interior of the building and reorient the four
 11 existing dwelling units and to add roof decks and
 12 rear yard recreational space.
 13 Lastly, I'll indicate that our proposal
 14 does comply with all of the bulk requirements of the
 15 H District. And we did receive Sara's staff report
 16 dated a couple days ago, I believe December 8th, and
 17 take no issue and no exception to complying with the
 18 conditions that she's outlined therein.
 19 So unless you have any questions of me,
 20 I'm certainly sticking around, I have one expert
 21 witness for you this evening. It would be Russell
 22 Bodnar, the project architect.
 23 MS. O'NEILL: Okay. If we could just
 24 swear Russ in.
 25 MR. WINE: Certainly.

1 This is Block 14106, Lot 4, and as the
 2 Chairman mentioned, it is in the Van Vorst Park
 3 Historic District or the H zone.
 4 We're here this evening seeking a
 5 certificate of appropriateness. And I'll just start
 6 off by indicating that over the last number of
 7 months, we've been working very closely with Sara,
 8 the historic preservationist, in order to bring
 9 forward the plans that you're going to see this
 10 evening.
 11 What we're ultimately proposing is a
 12 number of things including the restoration and
 13 expansion of the existing four-story four-family
 14 residential building which, as indicated, was built
 15 roughly circa 1880s.
 16 So on the front facade, we're proposing to
 17 restore the existing facade to conformity with its
 18 historic existence. This will include repairing and
 19 repointing of the brick, replacement of the windows
 20 and doors with those more closely resembling what
 21 was present in the 1938 tax card photo.
 22 We're also proposing to expand the
 23 existing structure towards the rear and in a manner
 24 that will align with and match the building depths
 25 along the block.

1 RUSSELL BODNAR, having been
 2 duly sworn by the Board attorney, was examined and
 3 testified as follows:
 4 THE REPORTER: And if you could state and
 5 spell your name for the record.
 6 THE WITNESS: Hi. My name is Russell
 7 Bodnar. That's B-O-D-N-A-R. I reside at 52 Long
 8 Hill Road in Long Valley, New Jersey.
 9 MS. O'NEILL: Okay. Staff notes that Russ
 10 has previously been qualified in front of this Board
 11 as an expert in the field of architecture.
 12 Russ, you should be able to share your
 13 screen and you can begin whenever you'd like to.
 14 MR. WINE: Sure. I'll just confirm Russ
 15 is accepted this evening?
 16 CHAIRMAN BLAZAK: Yeah, he's accepted and
 17 he has been many times.
 18 MR. WINE: Perfect. Thank you.
 19 All right. So, Russ, why don't you go
 20 ahead and walk the Board through -- orient the
 21 Board, the Commission, to the property and walk the
 22 Commission through what we're proposing.
 23 THE WITNESS: As you can see here, we're
 24 on the south side of York Street, 259 York. We're
 25 between Barrow and Grove on the south side. It's a

1 25-by-100 lot. It's a standard lot.
 2 Like Benjamin said, our building was built
 3 around 1880. We're doing a rear addition that's
 4 about 14 feet by 23, as well as renovating the
 5 entire building. And we are doing some renovations
 6 to the exterior of the building.
 7 Let's just jump down. Let me see if I can
 8 jump down here to -- actually, let's jump down to
 9 the sheet in question in terms of -- it's ZN-4, I
 10 believe it is. This shows the way the building is
 11 now in terms of the existing facade on the lower
 12 section of this -- on this.
 13 Let me see if I can get this to scroll.
 14 Why does this not want to scroll?
 15 Okay. Well, you can see here, like on the
 16 top section, on the top are the proposed elevations.
 17 The proposed elevations, we're doing all new windows
 18 on the front facade. All the windows would be a
 19 wood window by Pella. They'll be simulated
 20 divided-light windows, obviously. They are matching
 21 the six-over-six exact -- the exact type of grille
 22 pattern that was done in the 1939 photo.
 23 We will be replacing the front door as
 24 well to basically replicate the door that was
 25 actually in the 1939 photo as well as we are taking

1 Let's go down a little bit. Let's go down
 2 here. This is where our roof deck is. It's
 3 actually -- okay. Let's go to the roof deck first
 4 because I want to make sure everybody understands.
 5 There's no way you're going to be able to see the
 6 roof deck from the lower level whatsoever.
 7 The roof deck has these two skydoors.
 8 Each skydoor is only the level of the parapet.
 9 They're only 4 feet tall. So this way no one will
 10 be able to see the skydoors or any kind of -- when
 11 you walk by this building, you will not know that
 12 there's actually a deck or any roof decks on this
 13 building other than the fact that the skydoor's
 14 going to be there, but you won't see it from
 15 anywhere in the right-of-way.
 16 The two decks are actually -- each one,
 17 each apartment on the upper level, is a duplex.
 18 Each duplex apartment gets one of these decks. The
 19 rear deck is 310 square feet. The front deck is 250
 20 square feet. The front deck goes with the front
 21 part of the duplex of the apartment and the rear
 22 goes with the rear part of the apartment.
 23 We are about 10 feet -- 10 feet from the
 24 front -- actually over 10 feet from the front
 25 parapet to the railing of the deck. So we feel like

1 off the existing railing that's in the front of the
 2 building on the -- in front of the planting
 3 railings, that is, and those railings will actually
 4 replicate the existing railings that were actually
 5 shown on the 1938 photos.
 6 Our building, like Benjamin said, we're
 7 going to be doing some repointing of the brick.
 8 There's some damaged cracked brick along the
 9 left-hand side of the door as you can see in this
 10 photo down here. Those bricks will be replaced and
 11 repointed in to make sure they look exactly and --
 12 replaced to look exactly like the bricks that are
 13 there right now.
 14 We are actually keeping the door frame
 15 around our front entranceway. The door frame itself
 16 will just be repainted. That will be repainted in
 17 has Hasbrouck Brown as well as the windows and doors
 18 will also be painted the Hasbrouck Brown color as
 19 well.
 20 Our cornice, our entire cornice, needs
 21 some slight repairs. Most of it is in good
 22 condition. There might be some small pieces that
 23 we'll replace back in wood, but most of it just
 24 needs some painting, some scraping and sanding to
 25 make it appear to be in very good shape as well.

1 nobody will ever -- nobody's going out on this.
 2 This is green roofing trays. And we're about 6 feet
 3 from the rear deck -- rear railing to the deck --
 4 the rear railing of the addition. But, actually, we
 5 have 6 feet of green roofing from the edge of that
 6 railing to the edge of the new deck railing. So we
 7 feel like nobody will actually be able to see this
 8 as well from any location.
 9 I think we can go down to some other
 10 photos. You can see here, as I said, this is our
 11 line-of-sight. You can look up. We're keeping the
 12 existing chimneys along the right-hand side. This
 13 area in the back that you see with the dotted line
 14 I'm showing here is actually the addition of the
 15 building itself. It's 14 foot 2 inches here at the
 16 first three levels and it goes to 26 foot 7 at the
 17 upper part of the building at the fourth floor.
 18 So as well as you can see our staircase
 19 coming down. This entire stair railing is in really
 20 bad shape. We are going to be fixing it, repairing
 21 it, and replacing all the missing -- there's lots of
 22 little missing flower pieces that you can see that
 23 need to be replaced in there. It's a wrought-iron
 24 railing, so it's going to go back a wrought-iron
 25 railing in terms of exactly what was there

1 originally in the 1939 photo.
 2 Let's go down to the 1939 photo.
 3 Actually, let's go down one more -- let's stop here
 4 real quick. Here's, again, like that doorway, that
 5 entranceway. We are taking these hideous mailboxes
 6 that are going to be located on the inside of the
 7 building. All this other newer equipment that was
 8 put on here will also be eliminated. And we're
 9 going to be, like I said, scraping, sanding,
 10 painting this entire front entranceway. We're
 11 leaving the front entranceway as is, but we're only
 12 replacing the door leaf. So the door leaf is going
 13 to actually match the existing 1939 photo.
 14 I'll scroll down. Here's the existing
 15 photos of the building. Here we are at 259 York
 16 Street. You can see how the building is in -- the
 17 condition it's in right now. Here's the rear part
 18 of the building. As you can see, we're not even
 19 going back. Our 14-foot addition does not even
 20 extend as far back as the addition to the
 21 neighboring property to the left of us.
 22 As you can see, again, we are keeping this
 23 entire structure intact as much as possible, adding
 24 the 14 foot 2 and then again at the top level adding
 25 the 27-foot-6-inch addition.

1 details here.
 2 You can see here -- let's go down here.
 3 You can see the stair is in quite bad shape. Like I
 4 said, we're going to have to basically restore this
 5 entire stair. And some of it's so bad in this one
 6 little spot in here, we might have to actually
 7 reconstruct this little area here since it's
 8 actually kind of caving in a little bit. But I
 9 feel we won't have any problem doing this and we
 10 can actually make a mold and match the profile of
 11 the stair. I think we should have no problem
 12 doing that and it will look exactly like it did in
 13 1939.
 14 So I feel like -- let's go take a look at
 15 some floor plans. If you guys want to take a look
 16 at some floor plans, let's jump up here. Let's see
 17 if this thing is scrolling. It's not. Here it
 18 goes.
 19 Here's the second and third floor, which
 20 is basically the upper two floors. This is what the
 21 building looked like originally, the existing second
 22 floor. We are basically -- this wall is staying.
 23 This little section here is staying in brick, which
 24 is basically here. I'm just basically saying it's
 25 new but it's really not. This section is staying

1 I'm talking, again, about that 1938 photo.
 2 As you can see on the right-hand side of the drawing
 3 itself, it has the 1938 photo. You can see that the
 4 1938 photo has these -- the six-over-six pattern and
 5 we are basically replicating this exact door that's
 6 in the 1939 to go back into our door opening that is
 7 in our main entrance.
 8 We are going back and repairing our
 9 railings to match the 1939 building. We are
 10 actually taking the horrible, terrible -- somebody
 11 maybe a bad planter railing in front. We're taking
 12 that out and actually replicating the existing 19 --
 13 well, not the existing, but the original 1939 plant
 14 railing to match exactly what they show there in
 15 that railing. And that will be represented in our
 16 building.
 17 Our stairs are in horrific shape. There's
 18 some other photos along the way I could show you,
 19 but they are in terrible shape. This whole entire
 20 stair has to be completely repaired. Some of them
 21 might even have to be renovated in a way to almost
 22 replicate the stair back to exactly what it is. But
 23 we're going to match the exact profile of the stair,
 24 the exact tread profile, make the stair look exactly
 25 like it did in the 1939 photo as well as all the

1 where the brick is. This piece here comes apart and
 2 we're basically building this entire section up to
 3 create an apartment here which was -- now is going
 4 to be this part of the duplex.
 5 This section here, which is the original
 6 building, the original-original building before this
 7 addition was put on in the '50s, this section of the
 8 building will be the third unit. The third unit
 9 actually connects to the upper level of the front of
 10 the building as well and then it goes to the roof
 11 deck. So that's our duplex in the front.
 12 Our duplex in the rear will be the --
 13 basically the newer/addition section that we're
 14 creating.
 15 And each of these apartments is about --
 16 the rear is 1174 square feet and the front is 1418
 17 square feet. So that's what we're doing on that
 18 level.
 19 Let's go down to the floors below. Scroll
 20 down to the floor below and the floor below here is
 21 our two first floor levels. The ground level is
 22 about 880 square feet. We are keeping the ground
 23 level as much as possible -- everything here as
 24 built as is.
 25 I can't expand this building at all at the

1 rear here, so this is going to become a covered
 2 porch. This is in a flood zone. The only thing I
 3 can do is renovate this section of the building so
 4 it will become basically a one-bedroom one-bath
 5 880-square-foot, basically, apartment.
 6 We are taking down this section of the
 7 wall in the back of the building, but we are keeping
 8 to where the existing window was at one point and
 9 there was an existing window back here. As you can
 10 see, we're doing the same thing again, are keeping
 11 the nubs from here to the existing window here.
 12 This here itself, the 332-foot-6-inch-by-23-foot
 13 building was the actual existing 1880s building.
 14 Like I said, this little thing that somebody put on
 15 in the '50s is an addition that was put on at that
 16 time.
 17 And we're doing a simple -- basically a
 18 flat on the second floor, which is basically the
 19 first floor above the ground level, 1163 square
 20 feet. And that part of the building itself will be
 21 a two-bedroom two-bathroom. You'll have a deck with
 22 a little staircase going down to your own private
 23 rear yard. And the first level will have this
 24 private rear yard patio.
 25 So each of the apartments, which is really

1 building for almost all the floors be the livable
 2 space, the actual living rooms and the living space.
 3 The only one that's not is actually the top floor
 4 here, which has some bedrooms in it.
 5 So I think that's kind of pretty much the
 6 presentation I have. If you have any questions, I'd
 7 like to hear them. No?
 8 MS. O'NEILL: Anyone have any questions
 9 for Russ?
 10 COMMISSIONER LEWIS: Can you pull up a
 11 side elevation that shows the addition?
 12 THE WITNESS: Yes, here. This is the --
 13 this is the side elevation. So you can see here's
 14 York Street. Here's our side elevation. This is
 15 the existing building from here to here as you see
 16 here. This is the existing building as it is in the
 17 lower section of this. I'll move down a little bit
 18 more. This thing keeps going bad.
 19 Well, this is the actual profile of the
 20 existing building on the lower section's drawing.
 21 Let me get you this key thing. And you can see how
 22 the existing building is this going down and
 23 basically we're building that newer upper section on
 24 just the upper level right here and out to here.
 25 So, like I said, this section from here to

1 nice in Jersey City now, will have their own outside
 2 space. Ever since COVID I've done a lot of
 3 buildings. Everybody's kind of looking for rear --
 4 like any kind of outside space in their apartment or
 5 in their buildings.
 6 So as you can see -- let's take a look
 7 down here more. I'll go through this real quick. I
 8 am trying to find the rear of this building.
 9 MR. WINE: Yeah. It's right there, Russ.
 10 It's on that page.
 11 THE WITNESS: Oh, this one. Oh, yeah,
 12 it's in the rear. I'm looking to the left. The
 13 rear of the building, basically we're doing a modern
 14 look to the building in the rear basically saying
 15 this is our new building, our new portion on the
 16 building.
 17 It's going to be a lot of steel frame -- I
 18 guess steel panel system that's going to be a light
 19 silver-type panel and we're going to be -- to stay
 20 with the Hasbrouck Brown windows. These windows
 21 themselves are the aluminum-clad version, not the
 22 wood-clad versions of the front windows, but they're
 23 also done by Pella and they will have a more modern
 24 look in the rear of the building.
 25 And I tried to make the rear of the

1 here is 27 foot 6, here's 14 foot 2 to the back, and
 2 we're adding a staircase to the backyard. So that's
 3 basically what we're really doing. This will be
 4 restuccoed to match.
 5 Our deck kind of actually insets in here.
 6 Right now there's a parapet wall high and there's a
 7 roof that follows this. We're putting in new
 8 ceiling joists. Our ceiling joist will actually be
 9 our floor joist, so this way our entire deck is
 10 actually going to be inset into this facade that's
 11 here now. Our deck doesn't sit on top of this
 12 level. It actually sits down lower in this -- in
 13 the parapet.
 14 COMMISSIONER LEWIS: Thank you.
 15 THE WITNESS: Any other questions?
 16 COMMISSIONER GUCCIARDO: Just a quick
 17 question about the rear yard. You have two separate
 18 outdoor spaces. How are you separating the space
 19 that is basically a covered outdoor space from the
 20 rest of the rear yard?
 21 THE WITNESS: Okay. As you could see --
 22 let's go here. Right here there's actually a patio
 23 and this patio will have like a little, tiny
 24 retaining wall at this level. So that's actually --
 25 the stairs come down. There's a little retaining

1 wall, like a -- there's a little bit of a grade
2 change. It's a little bit lower, so it's probably
3 like about a one-foot little retaining wall
4 there.

5 So this section here, the rear yard for
6 this will be for the first floor and the rear yard
7 for all this and that covered patio will be for Unit
8 1. I'm trying to separate it with that little weird
9 retaining wall. Maybe put a fence there as well,
10 but that's really the only thing we can do, and a
11 low 3-foot fence.

12 COMMISSIONER GUCCIARDO: And the
13 surrounding fence around that yard?

14 THE WITNESS: Yes, that will be like a
15 board-on-board fence. Some of it will leave the
16 neighbors' intact and we'll just provide a new one
17 for ourselves that matches theirs.

18 COMMISSIONER GUCCIARDO: And on the
19 facade, when you say you're going to be repairing
20 the stairs, I'm assuming it's all of the same
21 material as the brownstone material on the stairs?

22 THE WITNESS: That's correct. Right now
23 it's a brownstone material, but it's really like a
24 cement that was -- we had to basically chip away at
25 a lot of stuff that was kind of badly done, probably

1 in the '70s, and then recast and then put it back in
2 and then color match it to what was originally
3 there. Like, we're color matching the heads as well
4 as the stairs to the original colors.

5 COMMISSIONER GUCCIARDO: So I think that's
6 what I'm trying to get clear on. Are you saying
7 you're casting steps and putting in place or are you
8 actually going to do -- you know, what you often see
9 here in historic districts is the bad material is
10 cut away and then a craftsman comes in and puts --
11 you know, recreates the similar material. You're
12 not doing that?

13 THE WITNESS: No, that's exactly what
14 we're doing, basically taking all the bad material
15 out. We have to basically recraft it. That's what
16 I mean by casting. It will be cast in place.

17 COMMISSIONER GUCCIARDO: Okay.
18 Understood.

19 And the railings, you're replacing pieces
20 of the railings coming down the stairs?

21 THE WITNESS: Yes. Because one railing is
22 actually more complete on the right-hand side than
23 the left-hand side. So there's lots of little
24 missing, like, flower pieces on these railings.

25 COMMISSIONER GUCCIARDO: Okay.

1 THE WITNESS: One's higher than the other
2 one. A top rail is missing on the left-hand one so
3 everything has to kind of match the other one.

4 COMMISSIONER GUCCIARDO: Okay. And at the
5 base of those stairs in the '39 photo, I believe
6 there were two newell posts, is that correct?

7 THE WITNESS: Yes, we have to make those
8 as well.

9 COMMISSIONER GUCCIARDO: Okay. So those
10 will be part of your drawings. They're not there in
11 the drawings. That's why I asked.

12 THE WITNESS: No, I wasn't going to try to
13 come up with an exact -- I'm looking for that. I
14 was actually looking to find ones that we can put
15 in, but I have yet to find something that gives me
16 an exact one. So I'm trying to find somebody who
17 will actually make something or maybe we get lucky
18 at a restoration, like a place that has one that
19 they can buy.

20 COMMISSIONER GUCCIARDO: I hope you have
21 luck with that.

22 THE WITNESS: I don't think we're having
23 much luck with it so far. I've been looking for a
24 while.

25 COMMISSIONER GUCCIARDO: And, lastly, you

1 know, the extension going above the roofline in the
2 back. And I'm assuming you'll tell me that the
3 reason for that is to create the proper height at
4 that extension, correct, for --

5 THE WITNESS: That's correct. I mean, I
6 have to take here -- this is far enough away that at
7 the roof level you won't see anything back here, but
8 the roof, this section, is kind of blocked off here.
9 This section, the deck actually comes up to the
10 parapet on this section.

11 COMMISSIONER GUCCIARDO: But I'm just
12 wondering, the need for the change in height on the
13 addition from the existing building.

14 THE WITNESS: Yes, it's because it's a
15 little bit -- like this is the existing sloping
16 coming down and this one actually, I think, I
17 believe -- let me go to that slide.

18 COMMISSIONER GUCCIARDO: Can you tell me
19 what ceiling height you're trying to achieve on that
20 top level?

21 THE WITNESS: We're only going 9 foot, so
22 that's all I can go to. Otherwise, I can't bring
23 this deck up any higher. I can only get to 9 foot.
24 Like right now, like right in the front parapet it
25 will be over 3 feet but, when I start sloping down

1 here, you can see I put -- actually on this side, I
2 put a counter with some, like, outdoor kitchen stuff
3 so I could be low. So I'm blocking myself from
4 anybody -- they'd have to jump on the counter to
5 jump off the building at that level.

6 Here, back here, you'll see I need the 3
7 foot high because the railings -- you know, I need
8 that ability not to fall off the deck on this
9 section. Plus this actual section here, this
10 skydoor sits against that height. I need that
11 height to make the skydoor work right at this
12 level, right at this point. This one doesn't
13 matter on this slide. I can't see it so, that
14 skydoor will be just a little taller right there in
15 that spot.

16 So you can see -- where is that? Like on
17 the other side -- on the other side, I just
18 flattened this off because this is down that --
19 there's like a little, tiny alley that's less than 2
20 feet wide. I feel like nobody can really see this
21 section at all so I just let that be a little
22 higher in that location and repair that section
23 higher.

24 But the other side had the historic
25 chimneys on it and everybody felt it was important

1 to leave those chimneys intact. Especially since
2 it's -- even though one day this will never be
3 visible, when somebody builds here, right now it is
4 visible. So we're trying to keep it so you -- this
5 is staying exactly like it is. This whole section
6 here. Then it pops up just about a foot, 1 foot 2,
7 just this back section. I could try to keep it low
8 again, if I kept it low, but then I'd have to put an
9 inside-facing railing on that section.

10 COMMISSIONER GUCCIARDO: Right.
11 Understood. Thank you.

12 CHAIRMAN BLAZAK: I think you mentioned
13 earlier that you weren't going as deep as the
14 neighboring building to your east.

15 Do you have that dimension and do you have
16 a -- I think you have a block plan earlier on.
17 Can you just show that and note what that difference
18 is?

19 THE WITNESS: Yeah, it's about a 2-foot
20 difference. As you can see, the block plan, like
21 you can see number 4, it's a little small here, but
22 they're a little bit further out. Plus their deck
23 is way -- much further out than our deck and
24 everything. So their building is about 2 feet
25 longer than our building, plus they have a deck

1 coming down.

2 Let's go back to the photos on that if I
3 can get this work.

4 CHAIRMAN BLAZAK: Pretty much all of those
5 buildings to the east are deeper as well.

6 THE WITNESS: They're deep, yeah. They're
7 deeper than us.

8 You see here, this section. We're
9 actually not even as deep as this section. We're
10 almost -- only to here. We're about 2 feet off of
11 this section, this is another 2 feet, and then they
12 have this little staircase coming down along our
13 side.

14 So we're not even going as far out as
15 that. Like really only probably get to about here.

16 CHAIRMAN BLAZAK: Is that just for lot
17 coverage purposes or --

18 THE WITNESS: Yeah. We opted not to go --
19 we could have made the building a little bit bigger,
20 but then we'd hit the 5,000-square-foot rule. If we
21 went to the 5,000-square-foot rule, then we'd have
22 to bring this whole project in front of planning as
23 well and it was only going to gain us another couple
24 hundred square feet. Even that, I don't even know
25 how they got this far out because they're way far

1 out. I don't know how they got much further out
2 than that, but somehow they did.

3 CHAIRMAN BLAZAK: All right. Thank you.

4 THE WITNESS: I can't get there. Even
5 with another thousand square feet, I could barely
6 get there.

7 CHAIRMAN BLAZAK: Are there any other
8 questions from Commissioners?

9 MS. O'NEILL: All right. Hearing none,
10 Ben and Russ, do you guys have anything to close
11 your testimony?

12 MR. WINE: Yeah, so we have nothing
13 further. We'll certainly keep it open in case there
14 are any questions from the public or redirect from
15 Commissioners or anything like that.

16 MS. O'NEILL: Sure. Okay. That being
17 said, we can move on to public comment for this
18 application.

19 If there are any members of the public in
20 attendance who would like to speak regarding this
21 application, please use the "raise hand" function at
22 the bottom of your screen. Alternatively, you can
23 press *9 if you're on the phone.

24 Staff sees no hands raised and recommends
25 a motion to open and close public comment.

1 COMMISSIONER GUCCIARDO: Motion.
 2 COMMISSIONER LEWIS: Second.
 3 MS. O'NEILL: All in favor?
 4 (Whereupon, a voice vote was taken; chorus
 5 of "ayes" heard.)
 6 MS. O'NEILL: Great. All right.
 7 Sara, do you want to take it away with
 8 staff comments?
 9 MS. QUINLAN: You can hear me? Okay.
 10 Okay. Can everybody see my staff report?
 11 COMMISSIONER GUCCIARDO: Yes.
 12 MS. QUINLAN: I'm going to skip down to
 13 staff comments. Staff recommendations, staff
 14 comments.
 15 Okay. So after reviewing the proposed
 16 project, staff finds that the proposal is mostly
 17 consistent with the Secretary of Interior standards
 18 for restoration, new construction, as well as with
 19 the historic design standards and the rules and
 20 regulations. The proposed addition and the roof
 21 decks are consistent with the existing paradigm of
 22 the block of the neighborhood.
 23 While the addition is full height, the
 24 bulk matches the pattern found on the block. It is
 25 replacing an existing bulk of a previous addition

1 VICE CHAIR SANDKAMP: I'll make the
 2 motion, Maggie.
 3 COMMISSIONER AMATUZZO: I'll second.
 4 COMMISSIONER GARRIGA: I'll second it.
 5 MS. O'NEILL: Okay. I heard Paul. All
 6 right. We'll move to a roll call of approval of a
 7 COA with conditions.
 8 Commissioner Lewis?
 9 COMMISSIONER LEWIS: Aye.
 10 MS. O'NEILL: Commissioner Gucciardo?
 11 COMMISSIONER GUCCIARDO: Aye.
 12 MS. O'NEILL: Commissioner Cronin?
 13 COMMISSIONER CRONIN: Aye.
 14 MS. O'NEILL: Commissioner Garriga?
 15 COMMISSIONER GARRIGA: Aye.
 16 MS. O'NEILL: Commissioner Gunther?
 17 COMMISSIONER GUNTHER: Aye.
 18 MS. O'NEILL: Commissioner Amatuzzo?
 19 COMMISSIONER AMATUZZO: Aye.
 20 MS. O'NEILL: Commissioner Sakong is
 21 absent. Commissioner Stango is absent.
 22 Commissioner Gordon is absent.
 23 Vice Chair Sandkamp?
 24 COMMISSIONER SANDKAMP: Aye.
 25 MS. O'NEILL: And Chairman Blazak?

1 and is essentially aligning with the neighbors'
 2 additions.
 3 It's HPC staff's opinion that the project
 4 as proposed will not cause any adverse effects on
 5 the character and/or integrity of the historic
 6 resource of the Van Vorst Park Historic District
 7 and HPC staff recommends approval of the
 8 certificate of appropriateness with the following
 9 conditions.
 10 And they are essentially our standard
 11 conditions. I did include one about ensuring that
 12 the roof decks will not be visible, which I think
 13 Russ covered pretty well in his presentation, and
 14 the rest remain the standard conditions.
 15 MR. WINE: And just for the record, yeah,
 16 we have no issue complying with those as conditions
 17 of an approval.
 18 MS. QUINLAN: Any questions from the
 19 Commissioners?
 20 MS. O'NEILL: Okay. If there are no
 21 questions from Commissioners, Sara, I'm just going
 22 to stop your staff report.
 23 If there's no questions from
 24 Commissioners, staff recommendation is for an
 25 approval with conditions. Anyone want to make --

1 CHAIRMAN BLAZAK: Aye.
 2 MS. O'NEILL: Okay. There are eight votes
 3 in favor, none against, no abstentions. The COA
 4 with conditions is approved.
 5 MR. WINE: Thank you very much, everybody.
 6 Have a wonderful evening.
 7 CHAIRMAN BLAZAK: Thank you.
 8 COMMISSIONER SANDKAMP: Thank you.
 9 * * * *
 10 MS. O'NEILL: All right. Let's keep this
 11 train rolling.
 12 CHAIRMAN BLAZAK: Next we have -- let me
 13 just get my agenda back up. Next is 9.D. This is
 14 H22-536. This is for the introduction, discussion,
 15 and adoption of master plan reexamination to revise
 16 and add properties to the historic resource
 17 inventory. And this is a recommendation to the
 18 Jersey City Planning Board.
 19 COMMISSIONER AMATUZZO: I am going to
 20 recuse myself for this case as the street I live on
 21 is part of the properties being inducted into this
 22 new master plan.
 23 MS. O'NEILL: Thanks, Paul. I'll move you
 24 to attendees and promote you back up when we're
 25 done.

1 All right. So this item up for discussion
2 is kind of something that the -- we have been
3 working on for quite some time. As a way of
4 background, and just also something to keep in mind
5 as we review this this evening, the Jersey City
6 historic preservation element of the master plan has
7 not fully been updated since 2001.

8 So we've done a number of reexaminations
9 over the years. Re-exam is just looking at the
10 master plan element and making targeted changes to
11 it. So I will say as we discuss this this evening,
12 it is important to note that we actually on
13 Wednesday's council meeting have a contract up for
14 approval with a consultant to redo our master plan
15 element which will be quite a large project for
16 2023.

17 So this will likely be the last re-exam
18 for quite some time, but staff felt that it was
19 important to undertake this so that we can continue
20 progressing on the project that we're looking at for
21 this re-exam, which is the potential historic
22 district surrounding Sherman Place in the Heights.

23 I'm going to throw up a screen share, a
24 map, quickly, just so we can see what we're talking
25 about here.

1 protection for any development projects in the
2 future. So we are proposing to re-examine that
3 inventory and to add this identified historic
4 district to that inventory.

5 There are a number of properties that are
6 within this district that are already individually
7 listed within that inventory: 74 Sherman Place,
8 13 -- I'm sorry, 9 Sherman Place.

9 [Cell phone interruption.]

10 MS. O'NEILL: I'm sorry. And there are a
11 number of other ones listed within the re-exam as
12 well.

13 So what we would be looking for is just to
14 add those resources to the historic inventory.
15 We're interested in getting them in there prior to
16 essentially rewriting the master plan and we want
17 that added protection in the time period in which we
18 pursue local designation, which is the next step of
19 this.

20 So we're interested in adding them to the
21 master plan inventory. The next step from there
22 will be, hopefully within this year, local
23 designation of this, followed by state and national
24 designation, all while undertaking a master plan
25 update.

1 So there are some -- so this historic
2 district has been loosely identified for quite some
3 time; however, the neighborhood association for this
4 area, Pershing Fields Neighborhood Association,
5 hired a consultant to see if there was actually
6 enough consistency here to formalize the district.

7 So as a result of that survey that the
8 neighborhoods undertook, their consultant produced
9 this map with recommendations that this area is
10 eligible for inclusion on the State and National
11 Registers as well as to be locally landmarked.

12 So the rough boundaries are -- there's one
13 section of Manhattan Avenue at the most south and
14 then it goes up to Zabriskie at the most north. But
15 for the most part, this proposed district
16 directly surrounds Sherman Place and Summit Avenue
17 with a small section on JFK facing Leonard Gordon
18 Park.

19 So what we are -- what staff is asking the
20 Commission to review tonight is a reexamination that
21 would just add these resources to our historic
22 inventory. Within the master plan element, there is
23 a list of properties that while they are not locally
24 designated, they are considered historic resources
25 to the City and it gives them an extra layer of

1 So that is kind of the long and short of
2 it. I don't know if there are any specific
3 questions for this. I know this has kind of been a
4 long time coming. Everyone has repeatedly been
5 talking about designating Sherman Place and that
6 neighborhood and this is really the first step in
7 that process.

8 Does anyone have any questions?

9 CHAIRMAN BLAZAK: No. I think this is
10 great and it's welcome and long overdue.

11 MS. O'NEILL: Great.

12 COMMISSIONER GUCCIARDO: Agreed.

13 MS. O'NEILL: All right. That being said,
14 the recommendation from staff is to make a motion to
15 approve -- what are we approving? To approve
16 revising and adding properties to the historic
17 resource inventory and make a recommendation to the
18 Planning Board to approve the same.

19 COMMISSIONER GUCCIARDO: Motion.

20 COMMISSIONER GUNTHER: Second.

21 MS. O'NEILL: I'm sorry, who was the
22 second? I missed it.

23 CHAIRMAN BLAZAK: Janelle, I think.

24 MS. O'NEILL: Thank you. I'll move to a
25 roll call.

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1 Commissioner Cronin?
2 COMMISSIONER CRONIN: Aye.
3 MS. O'NEILL: Commissioner Garriga?
4 COMMISSIONER GARRIGA: Aye.
5 MS. O'NEILL: Commissioner Gunther?
6 COMMISSIONER GUNTHER: Aye.
7 MS. O'NEILL: Commissioner Lewis?
8 COMMISSIONER LEWIS: Aye.
9 MS. O'NEILL: Commissioner Gucciardo?
10 COMMISSIONER GUCCIARDO: Aye.
11 MS. O'NEILL: Commissioner Sakong is
12 absent. Commissioner Stango is absent.
13 Commissioner Gordon is absent. Commissioner
14 Amatuzzo is recused.
15 Vice Chair Sandkamp?
16 COMMISSIONER SANDKAMP: Aye.
17 MS. O'NEILL: And Chairman Blazak?
18 CHAIRMAN BLAZAK: Aye.
19 MS. O'NEILL: Okay. There are seven votes
20 in favor, none against, no abstentions. The motion
21 passes and recommendation to the Planning Board is
22 approved. We are very excited about that one.
23 CHAIRMAN BLAZAK: And you said the
24 timeline is hopefully within a year?
25 MS. O'NEILL: Yeah. We are going to

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1 opportunities to weigh in on it.
2 COMMISSIONER GUCCIARDO: Because I think
3 we might have a couple of ideas, you know.
4 MS. O'NEILL: Yeah. Yeah, I think we all
5 do as well. Took a while to get to the contract
6 portion of this. We had to go out to bid three
7 times.
8 COMMISSIONER GUCCIARDO: Great.
9 MS. O'NEILL: All right, guys. We are at
10 the tail end of this agenda.
11 So next item, Brian, do you want to call
12 it?
13 CHAIRMAN BLAZAK: 9.E. This is H22-537,
14 introduction, discussion, and adoption of -- it says
15 2022, but I know it's 2023, Historic Preservation
16 Commission calendar.
17 MS. O'NEILL: Yes, it is 2023. I got
18 carried away with this agenda and did not check for
19 typos. All right.
20 I don't know if the Commission needs me to
21 put this up on the screen. We have our 2023
22 calendar. I mean, the only real notes I can think
23 of on this is we do have earlier-than-usual January
24 and February meetings. Our January meeting is the
25 9th and our February meeting is the 6th. Just the

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1 simultaneously redo the master plan and designate
2 Sherman Place. I'm at a community meeting every
3 other week for the next year.
4 COMMISSIONER GUCCIARDO: When you say we
5 do the master plan, are you talking about -- does
6 that include the historic preservation guidelines
7 that we currently go by?
8 MS. O'NEILL: So the historic preservation
9 master plan element makes recommendations for those
10 guidelines. The guidelines would be the step after
11 the master plan element. The master plan element
12 comprehensively looks at all of the aspects of
13 historic preservation within the city, one of those
14 aspects being the guidelines.
15 The contract that we have is with a
16 planning firm called H2M. They have a
17 subconsultant that specifically does preservation
18 work and one of the things we are very specifically
19 homing in on with this master plan element will be
20 zoning recommendations and guideline
21 recommendations.
22 COMMISSIONER GUCCIARDO: Great. So will
23 the Commission have an opportunity to weigh in on
24 that?
25 MS. O'NEILL: You will have many

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1 way the federal holidays fell this year, it really
2 kind of made it impossible to have a meeting in
3 February that was not that first week. It's the
4 only kind of odd thing about this year's agenda --
5 meeting dates. Everything else is quite literally
6 the same thing we've been doing every year for the
7 past, I don't know, 20 years.
8 All right. Any questions on those meeting
9 dates?
10 All right. Staff recommends a motion to
11 approve the 2023 meeting dates.
12 COMMISSIONER LEWIS: Motion.
13 COMMISSIONER GUCCIARDO: Make a motion.
14 COMMISSIONER SANDKAMP: Second. I'll
15 second.
16 MS. O'NEILL: All right. I'll move to a
17 roll call.
18 Commissioner Gucciardo?
19 MS. O'NEILL: Commissioner Gucciardo?
20 COMMISSIONER GUCCIARDO: Aye.
21 MS. O'NEILL: Commissioner Lewis?
22 COMMISSIONER LEWIS: Aye.
23 MS. O'NEILL: Commissioner Amatuzzo?
24 COMMISSIONER AMATUZZO: Aye.
25 MS. O'NEILL: Commissioner Gunther?

1 COMMISSIONER GUNTHER: Aye.
 2 MS. O'NEILL: Commissioner Garriga?
 3 COMMISSIONER GARRIGA: Aye.
 4 MS. O'NEILL: Commissioner Cronin?
 5 COMMISSIONER CRONIN: Aye.
 6 MS. O'NEILL: Vice Chair Sakong is absent.
 7 Commissioner Stango is absent. Commissioner Gordon
 8 is absent.
 9 Vice Chair Sandkamp?
 10 COMMISSIONER SANDKAMP: Aye.
 11 MS. O'NEILL: And Chairman Blazak?
 12 CHAIRMAN BLAZAK: Aye.
 13 MS. O'NEILL: Okay. There are eight votes
 14 in favor, none against, no abstentions. The meeting
 15 dates for 2023 are accepted.
 16 Okay. Last item.
 17 CHAIRMAN BLAZAK: Item 9.F, H22-538. This
 18 is for introduction, discussion, and adoption of --
 19 again it says 2022, but it must mean 2023, Historic
 20 Preservation Commission stenographic services
 21 agreement.
 22 MS. O'NEILL: This is Bridget's contract.
 23 This is essentially the same as last year with some
 24 changes for fees that, frankly, we were all
 25 expecting and are very well deserved, Bridget.

1 MS. O'NEILL: Okay. There are eight votes
 2 in favor, none against, no abstentions. The
 3 stenographic services contract is approved.
 4 THE REPORTER: Thank you very much,
 5 everybody.
 6 COMMISSIONER AMATUZZO: Well deserved.
 7 MS. O'NEILL: Okay. We have, moving down
 8 the agenda, no real update on tabled cases. We're
 9 anticipating 591 is going to be on the January
 10 meeting. And by "anticipating," I mean they
 11 directly asked to be on the January meeting. So
 12 unless something happens and they ask to carry, we
 13 will see them in January.
 14 We have no update on the remainder except
 15 that 16 Bright will also be on January. We have
 16 clarified the issues that we had with them at the
 17 last meeting.
 18 All right. We have no resolutions to
 19 introduce or discuss. No resolutions to
 20 memorialize. No executive session. So that just
 21 leaves us with adjournment.
 22 COMMISSIONER AMATUZZO: Can I ask one
 23 question regarding executive session?
 24 MS. O'NEILL: Yes.
 25 COMMISSIONER AMATUZZO: I requested one

1 So staff recommends the approval of --
 2 make a motion to approve the contract.
 3 COMMISSIONER GUNTHER: Motion.
 4 COMMISSIONER AMATUZZO: Second.
 5 MS. O'NEILL: All right. Let's do a roll
 6 call.
 7 Commissioner Gunther?
 8 COMMISSIONER GUNTHER: Aye.
 9 MS. O'NEILL: Commissioner Garriga?
 10 COMMISSIONER GARRIGA: Aye.
 11 MS. O'NEILL: Commissioner Cronin?
 12 COMMISSIONER CRONIN: Aye.
 13 MS. O'NEILL: Commissioner Gucciardo?
 14 COMMISSIONER GUCCIARDO: Aye.
 15 MS. O'NEILL: Commissioner Lewis?
 16 COMMISSIONER LEWIS: Aye.
 17 MS. O'NEILL: Commissioner Amatuzzo?
 18 COMMISSIONER AMATUZZO: Aye.
 19 MS. O'NEILL: Commissioner Sakong is
 20 absent. Commissioner Stango is absent.
 21 Commissioner Gordon is absent.
 22 Vice Chair Sandkamp?
 23 COMMISSIONER SANDKAMP: Aye.
 24 MS. O'NEILL: And Chairman Blazak?
 25 CHAIRMAN BLAZAK: Aye.

1 back in October.
 2 MS. O'NEILL: You're right. I forgot
 3 about that.
 4 COMMISSIONER AMATUZZO: That's okay.
 5 MS. O'NEILL: I'm sorry. When I say I
 6 forgot about that, I mean -- I'm sorry, Paul.
 7 Finish what you're saying.
 8 COMMISSIONER AMATUZZO: No, it's fine.
 9 We're not going to get to it. We can certainly wait
 10 until January, but come January I look forward to
 11 getting through this executive session that I
 12 requested a few months back. It's important. And
 13 if anybody is inquiring, it's about strengthening
 14 our demolition ordinance. So that's what we'll be
 15 discussing.
 16 MS. O'NEILL: Okay.
 17 COMMISSIONER GUCCIARDO: Okay.
 18 MS. O'NEILL: So when I say "forgot," it
 19 was not that I forgot to put it on the agenda. I
 20 forgot to call you because Jonathan and I talked
 21 about executive session and we're not totally --
 22 Jonathan, correct me if I'm phrasing this
 23 correctly. We don't think we actually need an
 24 executive session to do that. We think that we
 25 should be able to leave a time on the agenda and not

1 have to go into an executive session if we just want
 2 to discuss it.
 3 MR. REKSTAD: I agree with that.
 4 CHAIRMAN BLAZAK: We did end the meeting a
 5 little on the early side tonight. I don't know how
 6 long January is going to be, but if we want to -- I
 7 don't know if you need to prepare something, Maggie,
 8 or --
 9 MS. O'NEILL: I don't have anything
 10 prepared but I'm happy to just kind of talk through
 11 it.
 12 CHAIRMAN BLAZAK: If people want to
 13 adjourn now, we can, but --
 14 MS. O'NEILL: Well, we can't. We have to
 15 have it on the record.
 16 CHAIRMAN BLAZAK: It has to be an agenda
 17 item. Okay.
 18 MS. O'NEILL: No, we don't have to have it
 19 as an agenda item. We can have a discussion about
 20 it. We just can't adjourn and then talk about it
 21 because then we would be breaking our Sunshine Law.
 22 CHAIRMAN BLAZAK: No, I know that. We
 23 haven't adjourned yet, have we?
 24 MS. O'NEILL: No.
 25 CHAIRMAN BLAZAK: No.

1 the house there, but strip all the historic fabric
 2 off and turn it into a modern house anyway, leaving
 3 the existing structure and either adding on to it in
 4 the back or moving it out to the front or, you know.
 5 But as long as the existing house is still there, it
 6 can morph into anything that the architect comes up
 7 with.
 8 So this has become a problem --
 9 CHAIRMAN BLAZAK: Just for context for
 10 everyone, just so everyone knows, this is for any
 11 building in the city that's not in a historic
 12 district essentially.
 13 COMMISSIONER AMATUZZO: Right. So I think
 14 what happened at first is that the existing
 15 demolition ordinance worked to a degree but, as we
 16 know, if there's a loophole to be found, it will be
 17 found. So now I'm seeing houses that have been
 18 denied demolition are now all morphing into
 19 ultramodern structures.
 20 So we need to do something so that those
 21 details that are protecting the house from
 22 demolition will also be protected in the
 23 determination letter that's given back to the
 24 property owner, you know. So it's just something
 25 that needs to be done; otherwise, we will continue

1 COMMISSIONER SANDKAMP: Can we create a
 2 subcommittee and ask that subcommittee just to think
 3 about it until January?
 4 CHAIRMAN BLAZAK: I think that might be a
 5 good idea.
 6 MS. O'NEILL: Okay. That works for me.
 7 CHAIRMAN BLAZAK: Paul, this is kind of
 8 your thing, Paul, and I know you have a lot of
 9 thoughts and opinions and ideas on the subject.
 10 COMMISSIONER AMATUZZO: I mean, basically,
 11 I don't know if anyone is aware, but what's been
 12 happening is when someone puts in an application for
 13 determination with Maggie, she goes through it and
 14 says, you know -- well, right now I don't even need
 15 to know if Maggie's doing it. I think that it's
 16 been farmed out to another resource at this point.
 17 But what happens is if, say, in my
 18 neighborhood there's a Victorian house that has all
 19 of its elements -- porch, cornice, you know, window
 20 fenestrations -- and all the original stuff is
 21 intact and Maggie gives it a denial to avoid the
 22 house from being demolished, the details that are
 23 preventing the demolition are not protected under
 24 the ordinance.
 25 So they can leave -- essentially leave

1 to lose houses and historic fabric and our
 2 demolition ordinance really will have no effect
 3 whatsoever.
 4 MS. O'NEILL: So from the staff side of
 5 it, like, there's obviously like -- that is
 6 certainly a problem, right, and it's something that
 7 we anticipated with the demo ordinance when we wrote
 8 it in 2018, just touching on it.
 9 So Hunter Research does our demo reviews
 10 right now because there's Sara and I and we can't do
 11 700 HPC applications a year plus another 400 demo
 12 determinations. So Hunter does them for us; we
 13 review them. Sometimes we send them back to Hunter
 14 and say they have to redo them. Most of the time we
 15 agree with them.
 16 So what from a staff perspective the issue
 17 is, is less about the demo ordinance itself and more
 18 about our zoning office enforcing existing
 19 requirements, right. Like, the demo ordinance is
 20 written in a way that an applicant is not supposed
 21 to be able to get denied and then get approved by
 22 another entity to remove the things that they got
 23 denied for. It's specifically written in the demo
 24 ordinance, but it's not universally enforced across
 25 the City. And it's something we've brought up at

1 department-level things, but at this moment in time
2 there is apparently also a staffing issue at zoning
3 as well.

4 I do think we could make improvements to
5 the demo ordinance and I certainly am willing to,
6 if, like Tony suggested, there's a subcommittee that
7 wants to look at the demo ordinance and make
8 suggestions. I think that would be a great idea and
9 honestly would be a workload relief for Sara and I.
10 But I don't necessarily know how far we can venture
11 into certain -- requiring certain things of
12 homeowners outside of historic districts that does
13 not walk a line of the takings. Right?

14 Like, that's the repeated thing that we
15 are nervous about with the demo ordinance, is that
16 we want to require certain things and it makes sense
17 to require certain things, but without that
18 additional zoning on top of it, it's inching very
19 close towards the takings and we would hate to see
20 the entire ordinance be taken down because the right
21 person files a lawsuit.

22 CHAIRMAN BLAZAK: I'm also thinking of,
23 like, a next step thing. Like, besides -- is
24 there -- which I know people when we did Westberg
25 and it's always people's -- and I'm sure we're going

1 divisions to enforce the standards of that zone in
2 addition to the fact that they should not be
3 removing historic fabric because they were denied.

4 COMMISSIONER AMATUZZO: Is there any way
5 if the property is denied to give it an -- you know,
6 like you would do with any other historic property,
7 zone it, say, R-1H, that individual property once
8 it's denied? So that when zoning looks at it, they
9 go, Okay, this is an R-1H house. Just so that they
10 know this is obviously a special house. We need to
11 look at it differently than, you know, a regular R-1
12 changeover or, you know, modification.

13 MS. O'NEILL: So, in theory that makes a
14 lot of sense. In actuality, spot rezoning like that
15 is really not considered appropriate planning. And,
16 also, like rezoning -- it's a procedure to rezone
17 something. It's not necessarily us just saying,
18 yes, that should be this, marking it off, and
19 handing it to zoning.

20 Of course, rezoning, especially in this
21 case, would need to -- if it's a specific, like,
22 some kind of historic zoning, it would need to come
23 to us for a recommendation to Planning Board. It
24 would have to go to Planning Board. It would have
25 to go to a first and second reading at City Council.

1 to hear for Sherman Place. Well, why can't we have
2 some sort of middle ground between a historic
3 district and, you know, just, like, you know,
4 keeping buildings and not allowing landmarks? So.

5 Really, you know, as far as I know, there
6 really is no middle ground. And it either needs to
7 be an individual landmark or historic district or
8 anything, you know -- or just the zoning is what the
9 zoning is.

10 MS. O'NEILL: Well, right. And so we
11 have, in my opinion at least, and, say, my
12 professional opinion, we have zones within Jersey
13 City that require preservation-like things. Right?
14 Like the R-1A, R-1F, R-1-5 all have preservation
15 adjacent requirements that when we -- especially
16 when we review these demos, certain -- I mean, like,
17 especially for R-1A and R-1F where they have those
18 lot size requirements, when we're reviewing demos,
19 if we see it's a larger lot, we can double back and
20 see if it's in that zone and then that just makes
21 our argument against denying -- for denying a demo
22 stronger.

23 But beyond the demo, Sara and I don't have
24 any review over any permits outside of the historic
25 district. Right? So it's up to us relying on other

1 And then likely -- I mean, you can't rezone
2 something without community meetings.

3 COMMISSIONER AMATUZZO: Right.

4 MS. O'NEILL: That being said, one of the
5 things that we are, as a division, looking at as
6 part of the corrective zoning that came out of the
7 land use element of the master plan is we are
8 looking at those -- so we're looking at those R-1H
9 and R1-A zones, which are just -- I'm talking about
10 this as if everyone knows what I'm talking about and
11 I doubt it.

12 So we have -- as part of the R-1, some of
13 these subzones are for larger lots. In this case
14 those are both 40-by-100 lots. So they're almost
15 double lots with buildings that are -- in most cases
16 they are somewhat architecturally significant.
17 Sometimes they're just old. Sometimes they're just
18 larger lots.

19 And then they have additional design
20 standards within those zones that require
21 architecturally sensitive renovation. There are
22 conditional uses that are more conducive to reusing
23 the existing property rather than demolishing it.
24 Things like that. And you also can't subdivide
25 within that zone which decreases demos, too.

1 So knowing that we have the concerns that
 2 Paul brought up, we are looking at as part of that
 3 corrective zoning pretty drastically rezoning those
 4 zones throughout the city. So where in the past
 5 they have been applied in smaller amounts, Sara and
 6 I did a lot-by-lot review of the entire city and
 7 pulled out every single parcel of land that was
 8 larger than would be a standard lot, identified
 9 those lots that had some type of historic
 10 significance on it, and recommended that those be
 11 R-1A, R-1 -- we have R-1A, R-1F. I believe
 12 they're going to combine those zones and call it
 13 R-1C.

14 Regardless of what they call it, we are
 15 going to preemptively try to get as many of those
 16 lots into an R-1 zone that has some historic
 17 requirements on it. And that's one way we're hoping
 18 that we can kind of cut down on people making
 19 changes to buildings after they've been denied for
 20 demo.

21 I think out of that citywide -- I mean, I
 22 actually don't know off the top of my head how many
 23 lots we have in the city, but, Sara, I think we
 24 pulled out about 500 lots that could be rezoned in
 25 that zone based on the size of the lot and the

1 Once someone is no longer applying for a
 2 full demolition, everything that comes to Sara and I
 3 is at the request of the zoning officer or zoning
 4 staff. So partial demos are at the request of
 5 zoning, but I will say we get a lot of those.
 6 Right?

7 Basically if someone is demolishing a
 8 substantial portion of the building, it comes to us.
 9 What we see and what Paul is describing in my
 10 opinion is the changes to buildings that don't even
 11 require building permits. Right? You don't need a
 12 building permit to take a cornice off a building.

13 COMMISSIONER GUCCIARDO: Yeah, that's
 14 true. That happened -- my reaction to this is, of
 15 course, I want everything that's being discussed
 16 here to happen where we save -- but there are
 17 places throughout the city where details are being
 18 lost all the time because there's just nothing in
 19 place once they're outside of it. You know, a
 20 simple rowhouse, there could be three rowhouses all
 21 fairly intact and one of them decides to go modern
 22 and it goes modern.

23 MS. O'NEILL: Right.

24 COMMISSIONER GUCCIARDO: So that's
 25 happening all over. How do we distinguish what

1 historic fabric on a lot. Right? I think we --

2 MS. QUINLAN: I think we had about 250
 3 each.

4 MS. O'NEILL: Yeah.

5 COMMISSIONER GUCCIARDO: A question I have
 6 about the procedure. Once the lot is -- once the
 7 property is determined that it should not be
 8 demolished and it has historic character and so
 9 forth, is there a recommendation, a letter or
 10 something that goes to zoning identifying that?

11 MS. O'NEILL: Yeah.

12 COMMISSIONER GUCCIARDO: Does that letter
 13 then also cite the protections it might have within
 14 the existing zoning that you just talked about?
 15 Does it say, well, under such-and-such zoning
 16 ordinance, this property, you know, falls into a
 17 category that, you know, you should not be allowing
 18 the owners to strip it of its detail, you know?

19 You know, is there any --

20 MS. O'NEILL: So every determination and
 21 demo ordinance that we sent out specifically names
 22 the historic features that are intact in the
 23 building that should not be removed. So those are
 24 sent to building. They're sent to zoning. They are
 25 sent to the applicant.

1 we're suggesting to do from that?

2 MS. O'NEILL: Right. And that is
 3 something that we like -- I don't necessarily have
 4 an answer for.

5 COMMISSIONER GUCCIARDO: Yeah. That was
 6 kind of a, you know, rhetorical question. Yeah, you
 7 know.

8 MS. O'NEILL: Right. And that's something
 9 that I think in addition for our purposes, I know at
 10 least from other HPCs within the state, no one is
 11 happy about the changes to the UCC for ordinary
 12 maintenance that don't require permits anymore.
 13 Right? Like, that is not just an issue that our HPC
 14 is dealing with. It's an issue that every HPC is
 15 dealing with.

16 COMMISSIONER GUCCIARDO: I'm sure.

17 MS. O'NEILL: Some of these changes are,
 18 like, true structural statewide changes and some of
 19 them I think are changes that we could probably find
 20 a middle ground to incorporate in the demo
 21 ordinance -- to incorporate in revisions to the demo
 22 ordinance. It's a larger task.

23 So my solution to everything, for what
 24 it's worth, is not "Well, it's in the master plan
 25 element." But the current master plan does not

1 address any portion of our demo ordinance in it at
 2 all, obviously, because the demo ordinance was
 3 adopted in 2018 and we didn't do a re-exam to
 4 incorporate it because we didn't have the staff
 5 capacity to do it, but this one will. Right?
 6 So the consultants and their
 7 subconsultants might have some recommendations for
 8 this, as well, beyond what we can come up with.
 9 But I do want to make it clear that, like,
 10 we are -- we know it's a problem. You can ask Sara
 11 the amount of times I just start screaming on a
 12 random day because I get an email from someone of
 13 someone taking down a cornice. And I print it out
 14 and I run over to the building department and I beg
 15 the subcode inspector to go look at it and they look
 16 at me like I'm crazy because they didn't even need
 17 permits. And then I have to pull out my little law
 18 citations and remind them that you can do a stop
 19 work order without permits being in place. That's
 20 fine. That happens often. Right? We know it's a
 21 thing.
 22 We're hoping to catch some more of them by
 23 expanding those R-1A and R-1F zones and it's
 24 something we're actively working on, but I'm also
 25 more than interested to hear any additional changes

1 COMMISSIONER AMATUZZO: Me too.
 2 COMMISSIONER GARRIGA: Same.
 3 MS. O'NEILL: All right. Anyone else
 4 interested? There cannot be more than five. So
 5 there's one more spot if anyone wants it. Cory, I
 6 see your hand. Oh, never mind.
 7 COMMISSIONER GARRIGA: Yeah, no. I think
 8 I was the third.
 9 MS. O'NEILL: All right. Awesome. So
 10 this would be a subcommittee of Stephen, Paul, Cory.
 11 Right? That's why your hand was raised? I'm not
 12 misinterpreting that? All right. Cool. I just
 13 want to make sure. It's late. And Tony.
 14 All right. So staff recommends a --
 15 THE REPORTER: I'm sorry, Maggie, I had
 16 Paul in there. I didn't have Stephen Gucciardo in
 17 there. Let's do that again. Okay?
 18 MS. O'NEILL: That's okay. It can be
 19 Paul, Cory, and Tony. Did I miss anyone or did I
 20 add anyone? Oh, God.
 21 Brian, do you remember if we need to make
 22 a motion for this?
 23 CHAIRMAN BLAZAK: I don't. I don't.
 24 MS. O'NEILL: I think we probably --
 25 VICE CHAIR SANDKAMP: Let's just do it.

1 that could be made to the demo ordinance.
 2 So I don't know if we want to do a
 3 subcommittee like Tony suggested. I think that
 4 could be nice if people are interested in doing that
 5 or we can just have a couple discussions about it at
 6 later meetings throughout the year.
 7 COMMISSIONER SANDKAMP: I'll volunteer to
 8 be on the subcommittee and I think it's important
 9 that we do it. If we can all get contacts connected
 10 via -- if you can just give us all the contacts to
 11 each other and we can meet independently and it
 12 could be -- I don't know. We could do it on Zoom or
 13 however people want to meet. We could meet in
 14 person. And I guess the most egregious demos over
 15 the last year, if we could get sort of a reference
 16 of those somehow.
 17 MS. O'NEILL: Oh, I can list them off the
 18 top of my head.
 19 COMMISSIONER SANDKAMP: That would be a
 20 good kind of way of looking at why each one of them
 21 happened and maybe we can look at how we can prevent
 22 that in the future.
 23 MS. O'NEILL: Sure.
 24 COMMISSIONER SANDKAMP: So, anyway, I'll
 25 volunteer to be on.

1 CHAIRMAN BLAZAK: I think we do.
 2 MS. O'NEILL: Okay.
 3 CHAIRMAN BLAZAK: So I'll make a motion to
 4 create that subcommittee consisting of Cory, Paul,
 5 and Tony on the demolition ordinance.
 6 COMMISSIONER GARRIGA: I'll second it.
 7 MS. O'NEILL: All right. I'll do a roll
 8 call here.
 9 MS. O'NEILL: Commissioner Lewis?
 10 COMMISSIONER LEWIS: Aye.
 11 MS. O'NEILL: Commissioner Amatuzzo?
 12 COMMISSIONER AMATUZZO: Aye.
 13 MS. O'NEILL: Commissioner Gunther?
 14 COMMISSIONER GUNTHER: Aye.
 15 MS. O'NEILL: Commissioner Garriga?
 16 COMMISSIONER GARRIGA: Aye.
 17 MS. O'NEILL: Commissioner Cronin?
 18 COMMISSIONER CRONIN: Aye.
 19 MS. O'NEILL: Commissioner Gucciardo?
 20 COMMISSIONER GUCCIARDO: Aye. And I may
 21 join at a later date.
 22 MS. O'NEILL: All right. We'll make
 23 another motion then if you want. Commissioner
 24 Sakong is absent. Commissioner Stango is absent.
 25 Commissioner Gordon is absent.

1 Vice Chair Sandkamp?
 2 COMMISSIONER SANDKAMP: Aye.
 3 MS. O'NEILL: And Chairman Blazak?
 4 CHAIRMAN BLAZAK: Aye.
 5 MS. O'NEILL: Okay. There are eight votes
 6 in favor, none against, no abstentions. The
 7 subcommittee is created and I will circulate any
 8 information I can provide to you guys on that later
 9 in the week. I would say Friday.
 10 COMMISSIONER AMATUZZO: Awesome. Thank
 11 you, Maggie.
 12 MR. REKSTAD: Maggie, can you include me
 13 on those emails?
 14 MS. O'NEILL: Yeah. I'll make sure you're
 15 on them.
 16 MR. REKSTAD: Thank you.
 17 MS. O'NEILL: No problem.
 18 All right. Anything else or are we
 19 looking at an adjournment?
 20 CHAIRMAN BLAZAK: I think we're looking at
 21 an adjournment.
 22 MS. O'NEILL: All right.
 23 COMMISSIONER AMATUZZO: I hope everyone
 24 has some happy holidays.
 25 COMMISSIONER GUCCIARDO: Same to you,

1 Paul.
 2 COMMISSIONER AMATUZZO: Thanks.
 3 CHAIRMAN BLAZAK: So I'll make a motion to
 4 adjourn.
 5 COMMISSIONER SANDKAMP: I'll second.
 6 MS. O'NEILL: Okay. All in favor?
 7 (Whereupon, a voice vote was taken; chorus
 8 of "ayes" heard.)
 9 CHAIRMAN BLAZAK: The time is 9:18 and the
 10 meeting has ended.
 11 (Whereupon, the hearing on this
 12 application was concluded.)
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1 C E R T I F I C A T E
 2
 3 I, BRIDGET LOMBARDOZZI, Notary Public
 4 and Certified Shorthand Reporter of the State
 5 of New Jersey, do hereby certify that the
 6 foregoing is a true and accurate transcript of
 7 the testimony as taken stenographically by and
 8 before me at the time, place and the date
 9 hereinbefore set forth.
 10 I DO FURTHER CERTIFY that I am neither
 11 a relative nor employee nor attorney nor
 12 counsel of any of the parties to this action,
 13 and that I am neither a relative nor employee
 14 of such attorney or counsel, and that I am not
 15 financially interested in the action.
 16
 17 -----
 18 BRIDGET LOMBARDOZZI,
 19 Certified Shorthand Reporter
 20 C.S.R. License No. XI01201
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