

**AGENDA  
CITY OF JERSEY CITY  
HISTORIC PRESERVATION COMMISSION**

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” be advised the following items will be heard at the regular meeting of the Jersey City Historic Preservation Commission, scheduled for **Monday, October 21, 2024** at 6:30 pm in the Boardroom at the Holloway Building, City Hall Annex, 4 Jackson Square, Jersey City, NJ 07305. The building is also known as 39 Kearney Avenue, Jersey City, NJ 07305.

**ADVISORIES**

The Board Chair may change the order in which the agenda items are called. A curfew of 10:00 PM is strictly adhered to by the Board. No new matter involving an applicant will be started after 9:30 PM. At 9 PM, the Chairman will make a determination and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [jchpc@cnj.org](mailto:jchpc@cnj.org). Staff will not be available by phone or email during the meeting. You can find more information available at [jerseycitynj.gov/historic](http://jerseycitynj.gov/historic).

To access and download digital plans, this agenda has hyperlinks below to where you can find digital plans, reports, and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. Alternatively, you can search by address or case number to review digital plans at the [Online Permitting Portal](#) or at the [Jersey City Data Portal](#).

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Approval of Minutes [September 16, 2024 Regular Meeting](#)
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business

- A. Case:** [H-23-0183](#)  
**Applicant:** Jennifer Bogdanski, Esq., on behalf of Temple Beth-El, Owner  
**Address:** 2419 John F. Kennedy Blvd  
**Block/Lot:** 17702/27  
**Zone:** R-3/RH-1/West Bergen-East Lincoln Park Historic District Overlay  
**For:** Certificate of Appropriateness for the installation of metal canopies on the north and south sides of the building at the ground floor of Temple Beth-El, a key-contributing, altered, two-story, five-bay, Byzantine Revival Style temple constructed in 1925.  
**CARRIED FROM THE MARCH 26, 2024 SPECIAL MEETING**

- B. Case:** [H-23-0126](#)  
**Applicant:** Gene O’Connell, Esq. on behalf of Nitin Kumar, owner  
**Address:** 160 Sussex Street  
**Block/Lot:** 14202/39  
**Zone:** H – Paulus Hook Historic District  
**For:** Certificate of Appropriateness for new construction, a proposed four story masonry residential building at the west end of a row of altered, contributing, bookmatched Italianate townhouses, constructed circa 1865, to replace and partially reconstruct the former building on the site, demolished by order of the Construction Code Official 2003.  
**CARRIED FROM THE AUGUST 12, 2024 REGULAR HPC MEETING**

- C. Case:** [H-23-0188](#)  
**Applicant:** Stephen Joseph, Esq. on behalf of 445 Jersey Ave SPE LLC, owner  
**Address:** 445 Jersey Ave  
**Block/Lot:** 13902/23  
**Zone:** H – Van Vorst Park Historic District  
**For:** Certificate of Appropriateness for the conversion of the former St. Mark’s Church, an altered, contributing building constructed in 1888, and rectory building into residential units including, but is not limited to, site work, interior renovations, façade restoration, and second floor addition (visible from PROW).  
**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT**  
**CARRIED FROM THE REGULAR HPC MEETING OF SEPTEMBER 16, 2024**

9. New Business

- A. Case:** [H23-163](#)  
**Applicant:** Stephen Joseph, Esq., on behalf of Timothy and Roberta Karcher, owners  
**Address:** 659 Jersey Ave  
**Block/Lot:** 10006/24  
**Zone:** H – Hamilton Park Historic District  
**For:** Certificate of Appropriateness for interior renovation and construction of a rear yard addition at a contributing, altered transitional Italianate rowhouse District constructed c. 1870.  
**RECOMMENDATION TO THE ZONING BOARD OF ADJUSTMENT**

- B.

Case:  
Applicant:  
Address:  
Block/Lot:  
Zone:  
For:

[H-24-0177](#)  
Tom Leane, Esq., on behalf of 234 Montgomery LLC, owner  
234 Montgomery St  
12905/26  
H – Van Vorst Park Historic District  
Certificate of Appropriateness for the construction of a full-height addition, front façade restoration, and interior renovation of a key-contributing, fire damaged, Greek Revival townhouse constructed circa 1850.
- C.

Case:  
Applicant:  
Address:  
Block/Lot:  
Zone:  
For:

[H-24-0316](#)  
Estaban Osorio, Dior Construction for Yasmin Taylor Hart, Owner  
172 Belmont Avenue  
16603/35  
RH-2 – West Bergen-East Lincoln Park Historic District  
Certificate of Appropriateness for the replacement of the historic clapboard at all four sides of the house with cementitious substitute siding. Replacement of original/historic wood decorative window moldings with cementitious substitute trimboards at secondary facades while maintaining original window trim at primary façade as well as clapboard and trim at the first floor porch of a contributing, altered, two and one half story frame Queen Anne dwelling.

10. Tabled Cases

- A.

Case:  
Applicant:  
Address:  
Block/Lot:  
Zone:  
For:

[H-23-0023](#)  
Benjamin Wine, Esq. on behalf of Jersey City 3 Deals LLC, owner  
2624 John F. Kennedy Blvd  
13902/25  
H – West Bergen – East Lincoln Park Historic District  
Certificate of Appropriateness for the construction of a new four-story, six-unit residential building and associated site work.  
**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT  
CARRIED AT THE REQUEST OF THE APPLICANT TO AN UNSPECIFIED MEETING DATE**

11. Demolition Review

- A.

[Morris CA & C.R.R.](#) (B-23-1338) **CARRIED FROM THE REGULAR HPC MEETING OF SEPTEMBER 16, 2024**

11B: Carried Demolition Review Cases:

- A.

[384 COMMUNIPAW AVE \(B-24-0808\)](#) **CARRIED TO THE NOVEMBER 18, 2024 REGULAR HPC MEETING AT THE APPLICANT’S REQUEST**
- B.

C.

[169-179 Palisade Ave](#) (B-24-1026) **CARRIED FROM THE OCTOBER 21, 2024 REGULAR HPC MEETING**  
**APPLICANT HAS WITHDRAWN THE APPLICATION**
- C.

D.

[116 Magnolia Ave](#) (B-24-1202) **CARRIED TO THE NOVEMBER 18, 2024 REGULAR HPC MEETING AT THE REQUEST OF THE APPLICANT**

12.

Introduction and Discussion of Resolutions as needed
13.

Memorialization of Resolutions
14.

Executive Session as needed, to discuss litigation, personnel or other matters.
15.

Adjournment

Robert Gordon, Chair

\*Order of applications may be subject to change.