

**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, November 18, 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@jcnj.org. Staff will not be available by phone or email during the meeting. You can find more information available at 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 [October 21, 2024 Regular Meeting](#)
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business

A. Demolition Review: [Morris CA & C.R.R.](#) (B-23-1338)

CARRIED FROM THE REGULAR HPC MEETING OF SEPTEMBER 16, 2024

9. New Business

A. Case: [H-24-0344](#)

Applicant: Sarah Lawter, owner

Address: 311 Varick Street

Block/Lot: 12808/11

Zone: H – Van Vorst Park Historic District

For: Certificate of Appropriateness for the installation of stairs into the rear yard setback from an existing parlor level deck at an altered, contributing Italianate brownstone fronted rowhouse constructed *circa* 1890 in the Van Vorst Park Historic District.

**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF
ADJUSTMENT**

B. Case: [H-23-0023](#)

Applicant: Benjamin Wine, Esq. on behalf of Jersey City 3 Deals LLC, owner

Address: 2624 John F. Kennedy Blvd

Block/Lot: 13902/25

Zone: H – West Bergen – East Lincoln Park Historic District

For: 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**

C. Case: [H-24-0015](#)

Applicant: Jennifer Bogdanski, Esq. on behalf of MJ 37-43 Wayne Street LLC, owner

Address: 37-43 Wayne Street

Block/Lot: 12906/16 and 17

Zone: H – Van Vorst Park Historic District

For: Certificate of Appropriateness for the conversion of the former *Iglesia De Oasis De Salvacion*, formerly *Mount Olive Baptist Church*, formerly *United Brotherhood Synagogue*, originally *First Reformed Church of Van Vorst*, an altered, contributing Greek Revival house of worship constructed *circa* 1848, into five residential units. The proposed work includes, but not limited to, the restoration of the front façade, reconstruction of the front cornice, interior alterations, alteration of window openings at the east and west facades, and installation of new windows and doors to access residential units. New construction of a four story, five unit masonry residential building at the existing, adjacent parking lot and consequent site work.

**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF
ADJUSTMENT**

10. Tabled Cases

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 TO THE DECEMBER 16, 2024 REGULAR HPC MEETING AT THE REQUEST OF THE APPLICANT

- B. Case: [H-24-0316](#)
Applicant: Estaban Osorio, Dior Construction for Yasmin Taylor Hart, Owner
Address: 172 Belmont Avenue
Block/Lot: 16603/35
Zone: RH-2 – West Bergen-East Lincoln Park Historic District
For: 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.
CARRIED AT THE REQUEST OF THE APPLICANT TO AN UNSPECIFIED MEETING DATE

- 11. Demolition Review
 - A. [121 Sherman Place \(B-24-1726\)](#)
 - B. [89 Poplar Street \(B-24-1902\)](#)
- 11B: Carried Demolition Review Cases:
 - A. [384 COMMUNIPAW AVE \(B-24-0808\)](#) **CARRIED TO THE DECEMBER 16, 2024 REGULAR HPC MEETING AT THE APPLICANT’S REQUEST**
 - B. [116 Magnolia Ave](#) (B-24-1202) **CARRIED TO THE DECEMBER 16, 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.