

**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 17, 2025** 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](mailto: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](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 [October 20, 2025 Regular Meeting](#)
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business:
  - A. Demolition [300 CENTRAL AVE \(B-25-0166\)](#) **CARRIED FROM THE OCTOBER 20, 2025 REGULAR HPC MEETING**  
Review: **REGULAR HPC MEETING**
  - B. Demolition [149 MONTICELLO AVE \(B-25-1109\)](#) **CARRIED FROM THE OCTOBER 20, 2025 REGULAR HPC MEETING**  
Review: **2025 REGULAR HPC MEETING**
  - C. Demolition [32 SHERMAN PLACE \(B-25-1002\)](#) **CARRIED FROM THE OCTOBER 20, 2025 REGULAR HPC MEETING**  
Review: **REGULAR HPC MEETING**
  - D. Case: [H-24-0012](#)  
Applicant: Vivid Arc, LLC, Applicant on behalf of Yousuf Shad, Owner  
Address: 285 Grove Street  
Block/Lot: 12905/16  
Zone: H – Van Vorst Park Historic District / Grove & Mercer Redevelopment Plan  
For: Certificate of Appropriateness for a proposed interior renovation and two-story, rear addition on an existing rear addition that is visible from the public right-of-way and roof deck at an altered, contributing, mixed-use building built *circa* 1870 in the Van Vorst Park Historic District.  
**CARRIED FROM THE OCTOBER 20, 2025 REGULAR HPC MEETING**
  - E. Case: [H-25-0147](#)  
Applicant: Stephen Joesph, Esq., Applicant on behalf of 82 Sussex LLC, Owner  
Address: 77 Grand St (AKA 82 Sussex)  
Block/Lot: 14304/3.02  
Zone: H – Paulus Hook Historic District  
For: Certificate of Appropriateness for the proposed construction of a new, four-story, two-unit residential building and associated site work in the Paulus Hook Historic District.  
**CARRIED FROM THE OCTOBER 20, 2025 REGULAR HPC MEETING**
  - F. Case: [H-24-0251](#)  
Applicant: Peter Jensen, Applicant on behalf of 515JC, Inc., Owner  
Address: 515 Jersey Avenue Suite 1  
Block/Lot: 12706/12  
Zone: H – Van Vorst Park Historic District  
For: Certificate of Appropriateness for new exterior band and window signage, with exterior lighting and new, outdoor café stanchions at the ground floor storefront unit of a Neo-Grec Italianate, mixed use tenement building constructed circa 1890 in the Van Vorst Park Historic District.  
**CARRIED TO THE OCTOBER 20, 2025 REGULAR HPC MEETING**
9. New Business:
  - A. Case: [H-25-0009](#)  
Applicant: Robert Verdibello, Esq., Applicant on behalf of JCH Development LLC  
Address: 598 Jersey Ave  
Block/Lot: 11205/43  
Zone: H – Harsimus Cove Historic District  
For: Certificate of Appropriateness for the proposed subdivision of the lot and adaptive reuse of the former *North Baptist Church*, an altered, key contributing resource in the Harsimus Cove Historic District, dedicated 1887, partially destroyed by fire in 1978, and partially rehabilitated for worship in 1983. The proposed residential project includes, but is not limited to, the integration of the character defining features of the building with new construction to convert the site into a 14-unit residential building incorporating the extant West façade, tower, and partial South façade.  
**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT**

**Historic Preservation Commission**

10. Tabled Cases:
- A. 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. [82 PROSPECT ST \(B-25-1524\)](#)
- 11B: Tabled Demolition Review Cases:  
 A. [384 COMMUNIPAW AVE \(B-24-0808\)](#) **CARRIED AT THE REQUEST OF THE APPLICANT TO AN UNSPECIFIED MEETING DATE**  
 B. [37 VAN REIPEN AVE \(B-25-1210\)](#) **CARRIED TO THE DECEMBER 15, 2025 REGULAR HPC MEETING**
13. Introduction and Discussion of Resolutions as needed  
 14. Memorialization of Resolutions  
 15. Executive Session as needed, to discuss litigation, personnel or other matters  
 16. Adjournment

**Daniel Cronin, Chair**

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