

**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, August 18, 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@cnj.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 [July 14, 2025 Regular Meeting](#)
5. Correspondence
6. Announcements
8. Old Business:
 - B. Case: [H-24-0248](#)
Applicant: Jennifer Bogdanski, Esq., Applicant on behalf of 24 Bright St, LLC, Owner
Address: 24 Bright St
Block/Lot: 14106/37
Zone: H – Van Vorst Park Historic District
For: Certificate of Appropriateness for a proposed rear and fifth-story addition to an existing four-story building, interior renovations, and front façade restoration at an altered, contributing Italianate townhouse built circa 1890 in the Van Vorst Park Historic District.
**RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD
CARRIED AT THE REQUEST OF THE APPLICANT FROM THE JUNE 16, 2025 REGULAR HPC MEETING**
 - C. Demolition [1123 SUMMIT AVE \(B-24-2696\)](#)
Review: **CARRIED AT THE REQUEST OF THE APPLICANT FROM THE JUNE 16, 2025 REGULAR HPC MEETING**
9. New Business:
 - A. Case: [H-25-0226](#)
Applicant: Continuum Design, LLC, Applicant on behalf of Laura Hooker and Darcy Greenham, Owners
Address: 575 Jersey Avenue
Block/Lot: 11108/20
Zone: H – Harsimus Cove Historic District
For: Certificate of Appropriateness for interior renovation and a full height rear addition (visible from the PROW) at 575 Jersey Ave, a non-contributing, two story, residential building built *circa* 1975 in the Harsimus Cove Historic District.
 - A. Case: [H-24-0416](#)
Applicant: D&D Construction & Garage Doors, Applicant on behalf of Karen Kopp, Owner
Address: 268 4th Street
Block/Lot: 11206/16
Zone: H – Harsimus Cove Historic District
For: Certificate of Appropriateness for the construction of a proposed roof deck on top of an existing garage that is visible from the public right-of-way at an altered, contributing, Greek Revival rowhouse built *circa* 1860 in the Harsimus Cove Historic District.
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. [300 CENTRAL AVE \(B-25-0166\)](#) **CARRIED AT THE REQUEST OF THE APPLICANT FROM**

Historic Preservation Commission

THE JULY 14, 2025 REGULAR HPC MEETING

B. [104 FERRY ST \(B-25-0812\)](#)

11B: Tabled Demolition Review Cases:

**A. [384 COMMUNIPAW AVE \(B-24-0808\)](#) CARRIED AT THE REQUEST OF THE APPLICANT
TO AN UNSPECIFIED MEETING DATE**

- 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.**