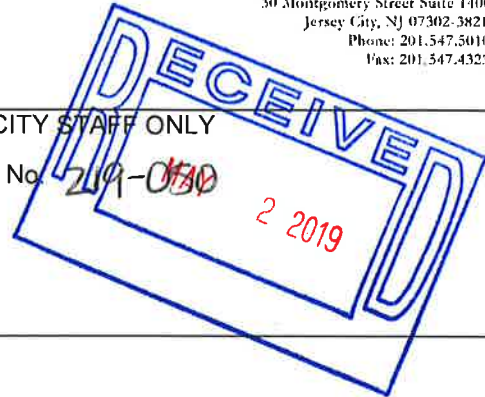




CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date: 5/2/19

Application No. 219-0510

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 137-155 York Street

Ward: E

Block & Lots: 14201 / 1

2. BOARD DESIGNATION



Planning Board



Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input checked="" type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in)

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

Applicant is appealing the Historic Preservation Commissioner's denial of its application to demolish the existing former school building. The letter denial dated April 16, 2019 is attached as Exhibit A.

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):
N/S

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

See Principal Points Statement / letter brief to be submitted.

6. APPLICANT

St. Peter's Preparatory School

Applicant's Name

201-547-6428 n/a

Phone

Fax

c/o horanj@spprep.org

e-Mail address

144 Grand Street

Street Address

Jersey City New Jersey 07302

City

State

Zip

EXHIBIT A
TO
GENERAL DEVELOPMENT APPLICATION



Historic Preservation Commissioner's denial letter dated April 16, 2019

COMMISSIONERS

ROBERT S. GORDON
CHAIR
PAUL AMATUZZO
VICE CHAIR

BRIAN BLAZAK
ERIN BURNS-MAINE
JOHN GOMEZ
STEPHEN GUCCIARDO
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JERSEY CITY
HISTORIC PRESERVATION
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CITY HALL ANNEX
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HISTORIC PRESERVATION SPECIALIST
HPC SECRETARY

SAPANA SHAH, ESQ.
COUNSEL

STEVEN ETHOP
MAYOR



April 16, 2019

Charles J. Harrington III, Esq.
Connell Foley LLP
Harborside 5
185 Hudson Street, Ste 2510
Jersey City, NJ 07311

Re: Denial of Application for a Certificate of Appropriateness Case #H18-061
137-155 York Street a/k/a Formerly Saint Peter's Grammar School
Block: 14201, Lot 1
Zone: H / Paulus Hook Historic District

Dear Mr. Harrington:

At the Jersey City Historic Preservation Commission meeting of April 1, 2019, your application for a Certificate of Appropriateness for the demolition of the buildings 137-155 York Street, a/k/a St. Peter's Hall and Grammar School, was denied. A motion was made to deny the application as presented. The motion passed six votes in favor, none against. Section §345-9 A.2.d of the *Jersey City Land Development Ordinance* states that a majority of those present and voting shall prevail.

The standards applied by the Commissioners who voted to deny the application were Historic Design Standards [for] Demolition, *Jersey City Land Development Ordinance*, Section §345-71.J(a)(c)(d)(e). Based on these standards, the Commissioners who voted for the motion to deny the application concluded that the proposed demolition was inappropriate for the building and the district, and would irrevocably harm the historic integrity of both the Paulus Hook Historic District and the City as a whole.

Please be advised that if you are dissatisfied with the action of the Commission, you may appeal the decision to the Jersey City Board of Adjustment. Section 345-30 B(1) of the *Jersey City Land Development Ordinance* requires that an appeal be filed within twenty days of receipt of this letter. Notice of an appeal should be filed with this office and addressed to the Board of Adjustment.

If you have any further questions, please do not hesitate to call me. I can be reached at 201.547.5010 or alternatively by E-mail at danw@jcnj.org. I am,

Very Truly Yours,

Daniel M. Wrieden

CC: Annisia Cialone, Director, Department of Housing and Economic Development
Tanya Marione, Director, Division of City Planning
Raymond Meyer, Construction Code Official
Nick Taylor, Director, Division of Zoning
Sapana Shah, Esq., HPC Counsel
Lindsey Sigmund, Division of City Planning; Secretary Zoning Board of Adjustment
HPC/File

**7.
OWNER**
Same

Owner's Name

Phone

Fax

Street Address

City

State

Zip

**8.
APPLICANT'S
ATTORNEY**
Charles J. Harrington, III

Attorney's Name

Connell Foley LLP

Firm's Name

201-521-1000
201-521-0100

Phone

Fax

Harborside 5, 185 Hudson St., Suite 2510

Street Address

Jersey City
New Jersey
07311

City

State

Zip

charrington@connellfoley.com

e-mail address

**9.
PLAN
PREPARERS**
See attached Schedule A

Engineer's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

N/A

Surveyor's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

N/A

Planner's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Richard W. Southwick

Architect's Name & License Number

Beyer Blinder Belle Architects & Planners, LLP

Firm's Name

212-777-7800
212-475-7424

Phone

Fax

120 Broadway, 20th Fl.

Street Address

New York
New York
10271

City

State

Zip

e-mail address

SCHEDULE A
TO
GENERAL DEVELOPMENT APPLICATION



APPLICANT: ST. PETER'S PREPARATORY
ADDRESS: 137-155 York Street, Block 14201, Lot 1
APPROVAL: "A" APPEAL

Engineer's Name and Address:

Bradford T. Kiefer, P.E.
GACE Consulting Engineering, DPC
105 Madison Avenue, 6th Fl.
New York, New York 10016
(212) 545-7878

Jan Cermak, PhD, P.E.
MRCE Rutledge Consulting Engineers
14 Penn Plaza
225 West 34th Street
New York, New York 10122
(917) 339-9300

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):
24,800+/- sf **248'** x **100'** (dimensions)

Zone District(s): **Historic**

Present use: **Vacant Building**

Redevelopment Area:
Historic District: **Paulus Hook**

Check all that
apply for present
conditions:

☐ Conforming Use
☐ Conforming Structure
☐ Vacant Lot

☐ Non-Conforming Use
☒ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☐ Application for a new building on
undeveloped tract

☐ Application for new use of
existing building

☐ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no

Is demolition proposed? ☒ yes ☐ no If yes, is building 150+ years old? ☒ yes age: _____ ☐ no

Number of New Buildings: **N/A**

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building				
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for
this project by use: **N/A**

Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:		sf

Number of dwelling units (if applicable):
N/A

Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:		units

Number of lots before subdivision:

N/A

Number of lots after subdivision:

N/A

% of lot to be covered by buildings:

N/A %

% of lot to be covered by buildings &
pavement:

N/A %

Gross floor area (GFA):

N/A sf

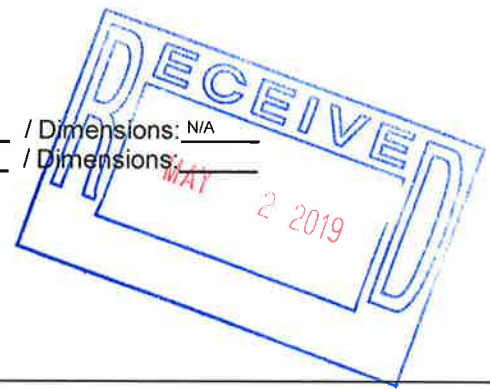
Floor Area Ratio (FAR):

N/A

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: N/A / Dimensions: N/A
 Number of loading spaces & dimensions: number: N/A / Dimensions: N/A

Number of Signs: N/A
 Height of monument and/or pylon signs: N/A



12. INFRA- STRUCTURE

WATER		N/A	
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Size			
Material			
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is new water service being proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there new domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
SEWER		To Be Provided	
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Size			
Material			
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are storm drains proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
MISC			
Are existing streets being widened	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are utilities underground	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is site in a flood plain?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<u> </u>
Are any structures being removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Municipalities:			
Is the property on a County Road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

13. TYPE OF DEVELOPMENT

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	N/A	N/A	N/A
Conversion from a non-residential structure to a structure containing residential units	N/A	N/A	N/A
Conversion from market rate housing units to NJ COAH defined affordable housing units	N/A	N/A	N/A

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	N/A	N/A
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	N/A	N/A
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	N/A	N/A
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	N/A	N/A
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	N/A	N/A
A1: Assembly uses including concert halls and TV studios.	N/A	N/A
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	N/A	N/A
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	N/A	N/A
A4: Assembly uses including arenas, skating rinks and pools.	N/A	N/A
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	N/A	N/A
E: Schools K – 12	N/A	To be provided
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	N/A	N/A
R1: Hotels, motels and dormitories	N/A	N/A
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	N/A	N/A

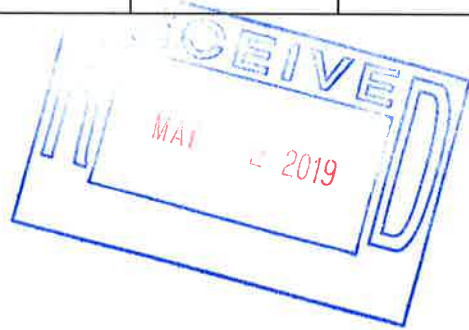
14.
APPROVAL
HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

15.
FEES
(see attached fee
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$



16.
ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

17.
CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

May 1, 2019

Signature of Applicant

CHARLES J. HARRINGTON, III, ESQ.
Attorney for the Applicant,
St. Peter's Preparatory School

Property Owner Authorizing Application if
other than Applicant

Gloria Alicea

Notary Public

GLORIA ALICEA
A Notary Public of New Jersey
My Commission Expires December 20, 2020

COMMISSIONERS

ROBERT S. GORDON
CHAIR
PAUL AMATUZZO
VICE CHAIR

BRIAN BLAZAK
ERIN BURNS-MAINE
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JERSEY CITY
HISTORIC PRESERVATION
COMMISSION

CITY HALL ANNEX
1 JACKSON SQUARE
JERSEY CITY, N.J. 07305
(201) 547-5010

EXECUTIVE

DANIEL M. WRIEDEN
HISTORIC PRESERVATION OFFICER

MARGARET A. O'NEILL
HISTORIC PRESERVATION SPECIALIST
HPC SECRETARY

SAPANA SHAH, ESQ.
COUNSEL

STEVEN FULOP
MAYOR

April 16, 2019

Charles J. Harrington III, Esq.
Connell Foley LLP
Harborside 5
185 Hudson Street, Ste 2510
Jersey City, NJ 07311



Re: Denial of Application for a Certificate of Appropriateness Case #H18-061
137-155 York Street a/k/a Formerly Saint Peter's Grammar School
Block: 14201, Lot 1
Zone: H / Paulus Hook Historic District

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If you have any further questions, please do not hesitate to call me. I can be reached at 201.547.5010 or alternatively by E-mail at danw@jcnj.org. I am,

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Daniel M. Wrieden', written over a horizontal line.

Daniel M. Wrieden

CC: Annisia Cialone, Director, Department of Housing and Economic Development
Tanya Marione, Director, Division of City Planning
Raymond Meyer, Construction Code Official
Nick Taylor, Director, Division of Zoning
Sapana Shah, Esq., HPC Counsel
Lindsey Sigmund, Division of City Planning; Secretary Zoning Board of Adjustment
HPC/File

Exhibit A