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July 18, 2023

VIA Email to mhiggins@cqclaw.com

Michael Higgins
Castano Quigley Cherami LLC
236A Newark Ave.
Jersey City, NJ 07302

Re: Denial of Application for a Certificate of Appropriateness Case #H23-182
66-68 Wayne Street
Block: 12905, Lot 27
Zone: H / Van Vorst Park Historic District

Dear Mr. Higgins:

At the Jersey City Historic Preservation Commission meeting of July 17, 2023, your application for a Certificate of Appropriateness for the removal of a fence to access an existing parking lot and the recommendation of a "c" variance for a curb cut to the Zoning Board of Adjustment was denied. A motion was made to deny the application as presented. The motion passed with eight votes in favor, none against with no abstentions. 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, *Jersey City Land Development Ordinance*, Section §345-71:A.1, H.2.A, H.2.E, and H.2.K.1. Based on these standards, the Commissioners who voted for the motion to deny the application and recommend against the granting of a "c" variance concluded that the proposal was inappropriate for the site and the district, and would irrevocably harm the historic integrity of both the Van Vorst Park 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 the City Planning 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 by email at moneill@icnj.org.

Sincerely,



Margaret A. O'Neill
HPC Secretary

CC: Annisia Cialone, Director, Department of Housing and Economic Development
Tanya Marione, Director, Division of City Planning and Acting Zoning Officer
Raymond Meyer, Construction Code Official
Jonathan Reksted, Esq., HPC Counsel
Francisco Espinoza, Division of City Planning; Secretary, Zoning Board of Adjustment
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