

City Clerk File No. Ord. 13-079

Agenda No. 3.N 1st Reading

Agenda No. 4.L. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 13-079

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
DESIGNATING SAINT JOHN'S EPISCOPAL CHURCH AND RECTORY AS A
MUNICIPAL LANDMARK**

WHEREAS, the Commissioners of the Jersey City Historic Commission ("the Commission"), pursuant to Section 345-9 of the Land Development Ordinance of the City of Jersey City, unanimously recommended to the Planning Board of the City of Jersey City ("the Board") that the Board recommend to the Municipal Council of the City of Jersey City ("the Council") that the Council designate St. John's Episcopal Church and Rectory, located at 116-130 Summit Avenue, otherwise known as 118 Summit Avenue (Block 15305 Lot 11, formerly Block 1917, Lot 6A) as a Municipal Landmark; and

WHEREAS, the Planning Board voted unanimously to recommend to the Council that the Council designate St. John's Episcopal Church and Rectory as a Municipal Landmark; and

WHEREAS, the Jersey City Landmarks Conservancy ("the Conservancy"), having sponsored the application, appeared in front of the Commission and the Board in support of the landmark designation; and

WHEREAS, the Trustees of the Episcopal Fund and Diocesan Properties of the Episcopal Diocese of Newark ("the Trustees") appeared in front of the Commission and the Board in opposition to the landmark designation; and

WHEREAS, the record of the proceedings of the Commission, and later proceedings before the Board, indicates, after review of the presentation of the Conservancy, the Trustees, the Commission Staff, the planning staff, and the members of the public, the following findings:


- a. Despite present losses to its fabric and its current state of deterioration, St. John's Church is historically and architecturally significant.
- b. The Church retains integrity of location, design, material, workmanship, setting, feeling and association to varying degrees and is eligible for Municipal Landmark status under the National Register Criterion for Evaluation Criterion C.
- c. St. John's Church and Rectory are eligible for inclusion in the Municipal Register of Historic Places since the church embodies the distinctive characteristics of a later nineteenth century vernacular gothic revival church built on ecclesiological principles, while the rectory helps define the setting of the church as well as because of its historic association with St. John's Church.
- d. St. John's Church and Rectory are integral parts of the Bergen Hill Neighborhood and are important to the fabric of the community.
- e. The designation of the buildings as municipal landmarks is not inconsistent with the Master Plan, given the history of the Bergen Hill neighborhood, including its one-time designation as a Jersey City Historic District, the listing of the church and the rectory as pivotal buildings within that prior District, and the neighborhood's eligibility for listing on the National Register.
- f. The buildings are in a deteriorated state but should be stabilized, rehabilitated and repaired.

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
DESIGNATING SAINT JOHN'S EPISCOPAL CHURCH AND RECTORY AS A
MUNICIPAL LANDMARK**

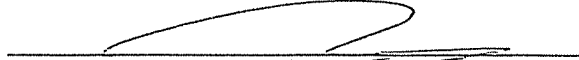
NOW, THEREFORE BE IT ORDAINED that, after consideration of the record of proceedings before the Commission and the Board, the Municipal Council of the City of Jersey City hereby accepts all the findings set forth in the recommendation of the Commissioners of the Jersey City Historic Preservation Commission and the Planning Board of City of Jersey City concerning St. John's Episcopal Church and Rectory and hereby designates St. John's Episcopal Church and Rectory located at 116-130 Summit Avenue, otherwise known as 118 Summit Avenue (Block 15305 Lot 11, formerly Block 1917, Lot 6A) a Municipal Landmark.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect immediately upon adoption by the City Council.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.


Robert D. Cotter, PP, FAICP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM

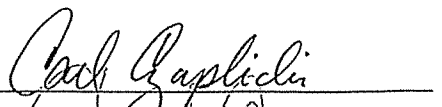
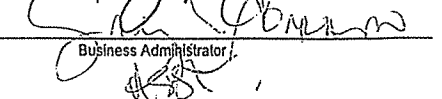

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED:

APPROVED:



Business Administrator

ORDINANCE FACT SHEET

1. Full Title of Ordinance:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY DESIGNATING SAINT JOHN'S EPISCOPAL CHURCH AND RECTORY
AS A MUNICIPAL LANDMARK**

2. Name and Title of Person Initiating the Ordinance, etc.:

Carl Czaplicki, Director, Department of Housing, Economic Development, and
Commerce

3. Concise Description of the Proposed Ordinance:

Designates St. John's Episcopal Church and Rectory (Summit Avenue) as a Jersey City
Landmark.

4. Reasons (Need) for the Proposed Program, Project, etc.:

The Church and Rectory retain significant integrity of location, design, material,
workmanship, setting, feeling and association to varying degrees and is eligible for
Municipal Landmark status under the National Register Criterion. The designation of the
buildings as municipal landmarks is not inconsistent with the Master Plan, given the
history of the Bergen Hill neighborhood, including its one-time designation as a Jersey
City Historic District, the listing of the church and the rectory as pivotal buildings within
that prior District, the buildings importance in the local civil rights movement, and the
neighborhood's eligibility for listing on the National Register.

5. Anticipated Benefits to the Community:

St. John's Church and Rectory are integral parts of the Bergen Hill Neighborhood and are
important to the fabric of the community. Their preservation will encourage private
investment in historic homes and properties in the Bergen Hill Neighborhood.

6. Cost of Proposed Plan, etc.:

\$0.00 all work performed in house

7. Date Proposed Plan will commence:

Upon approval

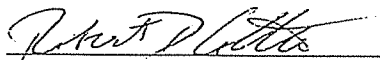
8. Anticipated Completion Date: N/A


9. Person Responsible for Coordinating Proposed Program, Project, etc.:

Robert D. Cotter, Director, City Planning 547-5050

10. Additional Comments: None

I Certify that all the Facts Presented Herein are Accurate.


Division Director


Department Director Signature

May 29, 2013
Date

5/29/13
Date

SUMMARY SHEET

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DESIGNATING SAINT JOHN'S EPISCOPAL CHURCH AND RECTORY AS A MUNICIPAL LANDMARK

This ordinance will place St. John's Episcopal Church and Rectory
(116-130 Summit Avenue) on the Jersey City Landmark's List.

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
Division of City Planning



Inter-Office Memorandum

DATE: May 29, 2013

TO: Peter Brennan, Council President

Members, Municipal Council

FROM: Robert D. Cotter, FAICP, PP, Planning Director *RDC*

SUBJECT: Ordinance to Landmark St. John's Episcopal

The Ordinance before you for introduction would, if adopted, place the structures on the list of Jersey City Landmarks, thereby requiring the approval of the Historic Preservation Commission (HPC) before alterations or demolitions could occur.

This memo details the events that have occurred, to date, with regard to the process of designation of this church and its rectory as a Municipal Landmark, as required by the Jersey City Code.

The request to landmark the church and rectory was made by the Jersey City Landmarks Conservancy to the Jersey City Historic Preservation Commission. The HPC, pursuant to Section 345-9 of the Jersey City Code, reviewed the request and held a public hearing on the matter and voted unanimously to recommend to the Planning Board that the properties be landmarked. This meeting occurred October 29, 2007.

The Planning Board held a public hearing on the matter and heard testimony from those for and against the designation, and voted unanimously to recommend to the Municipal Council that the Council should adopt an ordinance landmarking the structures. This meeting occurred on December 11, 2007.

All prior approvals have been obtained, and the matter is properly before the Municipal Council.

Ordinance of the City of Jersey City, N.J.

ORDINANCE NO. Ord. 13-079

3.N. MAY 29 2013 4.L. JUN 19 2013

TITLE:

Ordinance of the Municipal Council of the City of Jersey City designating Saint John's Episcopal Church and Rectory as a Municipal Landmark.



| RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 29 2013 9-0 | | | | | | | | | | | |
|--|-----|-----|------|---------------|-----|-----|------|---------------|-----|-----|------|
| COUNCILPERSON | AYE | NAY | N.V. | COUNCILPERSON | AYE | NAY | N.V. | COUNCILPERSON | AYE | NAY | N.V. |
| SOTTOLANO | ✓ | | | GAUGHAN | ✓ | | | BRENNAN | ✓ | | |
| DONNELLY | ✓ | | | FULOP | ✓ | | | LAVARRO | ✓ | | |
| LOPEZ | ✓ | | | RICHARDSON | ✓ | | | COLEMAN | ✓ | | |

✓ Indicates Vote

N.V.-Not Voting (Abstain)

| RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 19 2013 9-0 | | | | | | | | | | | |
|--|-----|-----|------|---|-----|-----|------|---------------|-----|-----|------|
| Councilperson <u>RICHARDSON</u> | | | | moved, seconded by Councilperson <u>COLEMAN</u> | | | | to close P.H. | | | |
| COUNCILPERSON | AYE | NAY | N.V. | COUNCILPERSON | AYE | NAY | N.V. | COUNCILPERSON | AYE | NAY | N.V. |
| SOTTOLANO | | | | GAUGHAN | | | | BRENNAN | | | |
| DONNELLY | | | | FULOP | | | | LAVARRO | | | |
| LOPEZ | | | | RICHARDSON | | | | COLEMAN | | | |

✓ Indicates Vote VIRGINIA MILLER
JOHN HALLANAN
ULANA ZAKALAK

STEVEN MUSGRAVE
YVONNE BALCER
ED RAMIREZ

TAVANA WILLIAMS
REBECCA SHAPIRO
THOMAS BREAGON

N.V.-Not Voting (Abstain)

| RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY | | | | | | | | | | | |
|--|-----|-----|------|--|-----|-----|------|---------------|-----|-----|------|
| Councilperson | | | | moved to amend* Ordinance, seconded by Councilperson | | | | & adopted | | | |
| COUNCILPERSON | AYE | NAY | N.V. | COUNCILPERSON | AYE | NAY | N.V. | COUNCILPERSON | AYE | NAY | N.V. |
| SOTTOLANO | | | | GAUGHAN | | | | BRENNAN | | | |
| DONNELLY | | | | FULOP | | | | LAVARRO | | | |
| LOPEZ | | | | RICHARDSON | | | | COLEMAN | | | |

✓ Indicates Vote LAVERN WASHINGTON
JOHN GOMEZ
RICHARD DOGGIANO

JAYSON BURG
JOHN JAREMA

N.V.-Not Voting (Abstain)

| RECORD OF FINAL COUNCIL VOTE JUN 19 2013 9-0 | | | | | | | | | | | |
|--|-----|-----|------|---------------|-----|-----|------|---------------|-----|-----|------|
| COUNCILPERSON | AYE | NAY | N.V. | COUNCILPERSON | AYE | NAY | N.V. | COUNCILPERSON | AYE | NAY | N.V. |
| SOTTOLANO | ✓ | | | GAUGHAN | ✓ | | | BRENNAN | ✓ | | |
| DONNELLY | ✓ | | | FULOP | ✓ | | | LAVARRO | ✓ | | |
| LOPEZ | ✓ | | | RICHARDSON | ✓ | | | COLEMAN | ✓ | | |

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 29 2013

Adopted on second and final reading after hearing on JUN 19 2013

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 19 2013

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Peter M. Brennan, Council President

Date: JUN 19 2013

APPROVED:

Jeremiah T. Healy, Mayor

JUN 20 2013

Date

JUN 20 2013

Date to Mayor